

**STAFF REPORT: 05-11-2022 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 22-7803**

**ADDRESS: 1201 WASHINGTON BOULEVARD**

**HISTORIC DISTRICT: WASHINGTON BOULEVARD**

**APPLICANT/ARCHITECT: BRIAN REBAIN, KRAEMER DESIGN GROUP**

**PROPERTY OWNER: INNOVATIVE PROPERTY PARTNERS LLC**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-18-2022**

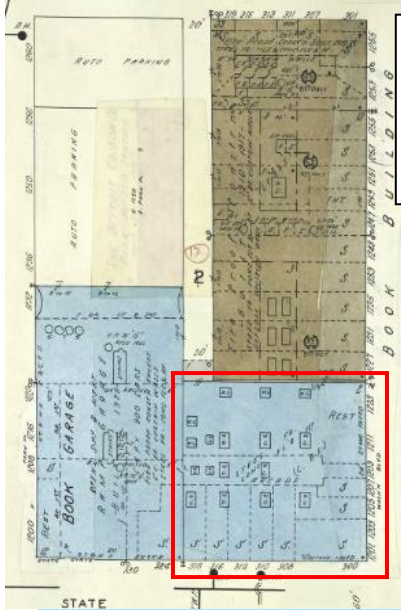
**DATE OF STAFF SITE VISIT: 04-28-2022**

**SCOPE: ERECT PENTHOUSES**

**EXISTING CONDITIONS**

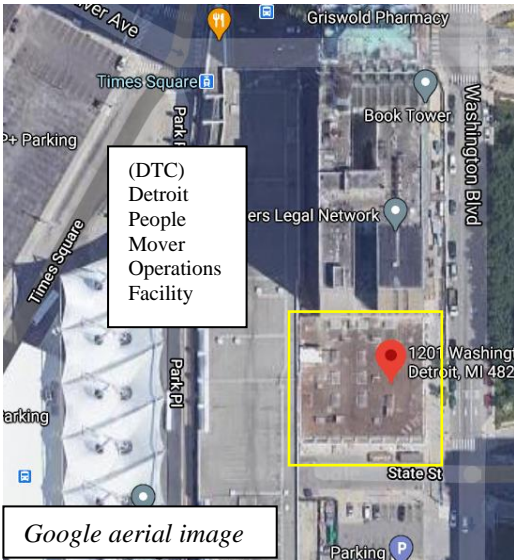
The building permit for the two-story building known as the Book Tower Arcade, at 1201 Washington Boulevard was issued on July 11, 1928. Filling the corner parcel, it adjoined the (now-demolished) Book Tower garage (1928) to the west and the Book Building/Book Tower (1917/1926) to the north. An example of stripped classicism, the structure bridged the art-deco designed parking garage to the more classically opulent Book Building and Tower.

Left: Sanborn Map Company, Vol. 2, Page 4 1921 – 1950. The Arcade is outlined in red.  
 Below: circa 1928 image; Indiana University's Building a Nation Indiana Limestone Photograph Collection  
 Below right: Building permit card, BSEED  
 Bottom: staff photo. April 28, 2022



1201	Washington Blvd.	5-6
47153	7-11-28	LOT NO.
stores & office	O.K.	DATE
USE	brick	CONS.
REMARKS	J. B. Book Jr Corp.	O. K.
	106,000.00	

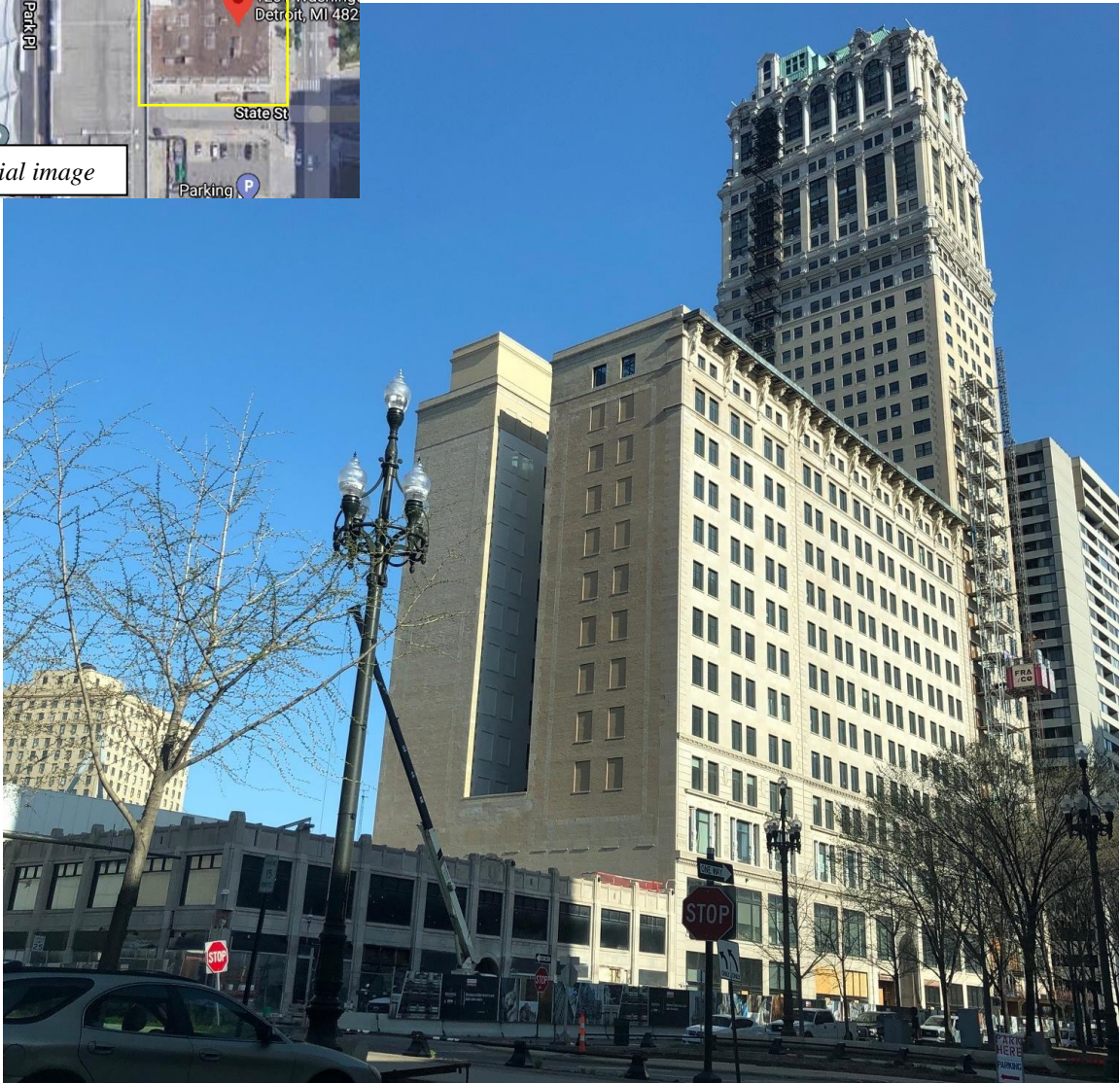




Google aerial image

The Book Tower Garage was demolished in the 1970s. The Detroit Transportation Corporation (DTC) Detroit People Mover Operations Facility opened in 1987.

The existing storefronts are not original to the building. However, the building's exterior walls retain the original limestone facing and architectural detailing. In February 2021, the Commission issued a Notice-to-Proceed for the demolition of the westernmost two bays (facing State Street) to allow for a continuous alley behind the three Book buildings.



Staff photo, April 28, 2022

**PROPOSAL** – The description of work listed below is an abridged version of the items described in the applicant's narrative letter.

**Masonry**

- Clean: All stone 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.

- Repair: The many small holes found across the façade from former signage locations will be patched with matching materials. Loose or displaced pieces will be reset.
- Repointing: Mortar will match the color, texture, compressive strength, joint width, and joint profile of the existing mortar.
- Replace: Badly damaged stones will be replaced with new Indiana limestone selected to match the existing in color, profile, and finish

**New West Wall**

- A new western façade, constructed at the open end of the building where the two structural bays were demolished, will be clad in buff colored brick to match the alley brick found on the Book Building/Tower.
- New aluminum windows (previously installed at the adjacent Book Building, and since removed), will be repurposed to provide glazing. The non-operable windows will be grouped together in each structural bay at the 2nd floor to provide large areas of mostly continuous glass.
- Two pairs of flush metal doors, factory finished to match the “Quaker Dark Bronze” color, will be installed near the north end of this façade for building loading and trash removal access. A single door will be provided near the center of the façade for the exit stair.



*Staff photo of extended alley and new west wall, April 28, 2022*

**Storefront, Main Entry and Windows**

**East and South Facades**

- All non-original storefronts and overhead signage panels will be removed and replaced with new storefront systems.
- Large format storefront windows, approximately 10’-8” H x 11’-8” W, divided into three vertical glazing panels with transoms above, will be installed in the first and second floor window openings.

- A curb wall (actual height will vary with floor and pavement elevations) clad in limestone will be built beneath each storefront assembly on the first floor. The limestone veneer will be split into three panels to align with the storefront frames above.
- At the second floor the non-historic storefront will be removed and replaced with new storefront with a similar tripartite w/ transom design. Product info and details are submitted.
- All storefront framing and associated doors shall have a factory painted finish to match the “Quaker Dark Bronze” finish.



*New south elevation. Staff photo, April 28, 2022*

#### Main Entrance - East Façade

- The main double door entrance for the primary retail tenant is located in the vaulted center bay. The existing wood double doors and frame are glazed with an arched transom overhead that is divided into three lights.
- The wood frames and doors will be repaired and restored with new door hardware.
- The coffered vaulted ceiling will be repaired and restored, and the non-historic utility light removed.
- Side walls of the recessed entry will remain as is, with limestone panels restored as part of the façade work.

#### Northern-most Storefront – East Façade

- The storefront bay on the east façade will receive an entry door into a lobby for the 2nd floor tenant.
- This new entrance door will be a fully glazed aluminum stile and rail unit, centered within the new storefront assembly with sidelights on either side of the door and a transom overhead.
- The door will be recessed into the storefront bay with limestone clad wall returns, storefront glazing into the adjacent tenant space and exterior gyp board ceiling.
- The solid wall on the north side will have a similar storefront system as the south, but with a solid inset panel for tenant directory and electronic card reader.



*North elevation, storefront opening that will become a recessed entry is highlighted. Staff photo, January 29, 2021.*

## **Façade Lighting**

- Architectural sconces will be added on the two primary facades (east and south) at each column to accentuate architectural features. The sconces are rectangular in shape, will be Satin Black in color, and provide up/down light.

## **Roof and Penthouses**

### Roof

- All roofing materials, including the built-up wood framing and deck, will be removed down to the structural steel frame at the ceiling level below.
- Once removed, the roof structure will be rebuilt by stubbing up at each column location with new steel columns and beams sloped to drain. New wood roof joists and decking will span between the new steel beams. New insulation and roof membrane will be provided to meet code.

### Penthouses

- Two new penthouses will be constructed.
- The first, housing the exit stair, will be constructed in the SW corner and will be recessed two structural bays from the State Street parapet/building edge.
- The second penthouse is proposed along the north end of the building. This penthouse will house mechanical space and the top landings of the stair and elevator. The east end of this penthouse will be recessed three full structural bays from the Washington Boulevard parapet/building edge.
- Both penthouses will be clad in the same buff color brick proposed for the alley façade.
- Rooftop mechanical equipment will be located in the space between the two penthouses along the west facade. A brick parapet wall, contiguous with the new alley wall, will screen the rooftop equipment from view from the alley. The rooftop equipment will be shorter than the two new penthouses and neither the rooftop equipment nor future screen wall will be visible from State St or Washington Blvd.

## **Site Work**

- Once the western two bays of the 1201 Washington building were demolished, the alley was extended to connect to State St.
- The alley has been left unpaved, and this application proposes to pave with materials similar in design with the proposed Book Tower alley paving. Brick pavers similarly used behind Book Tower will compose the driving surface of the alley, with standard finish concrete curbs at either side of the alley.
- The State St and Washington sidewalks shall be completely replaced as part of the 1201 Washington work. The design is to match the sidewalk design for Book Tower, including a wide concrete walkway against the building, landscaped planter beds near the curb, permeable pavers between the landscape beds and curb, and a granite curb against the roadbed. This design shall wrap around both facades of the building with a much narrower concrete walkway on the State St façade.

## **Future Tenant Work**

Future projects not included for review in this application are not itemized here, they are listed within the applicant's narrative letter. The applicant has requested the opportunity to discuss potential future work after the motion has been made and voted upon, concluding the formal review of this application.

## **STAFF OBSERVATIONS AND RESEARCH**

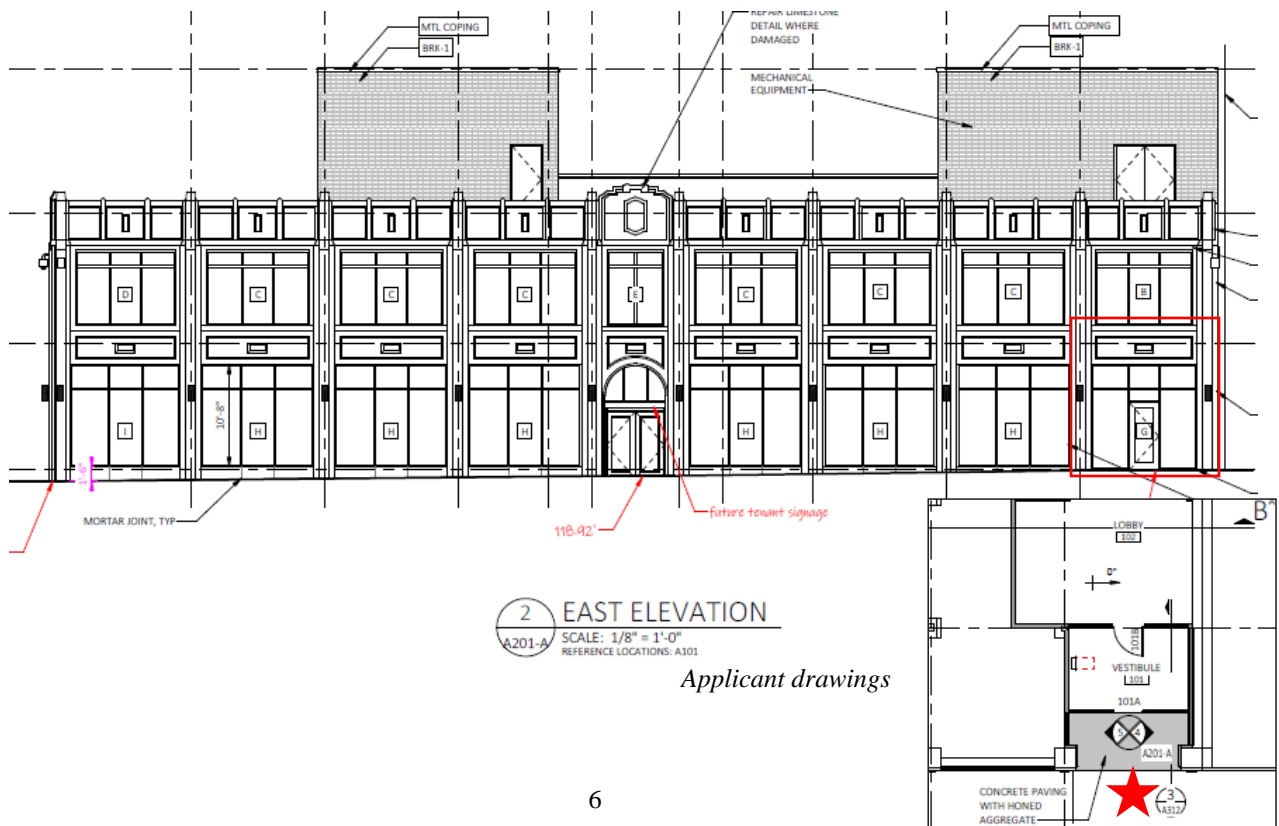
- The Washington Boulevard Historic District was established in 2012.
- HDC staff identified this building as an example of Stripped Classicism, where simplified neoclassical forms are paired with stylized designs of modernism/Art Deco. The modern elements can be seen on the stepped, geometric form topping the pilasters as well as the zig-zag lines at the bottom of the low-relief decorative panel above the main entrance.
- It is staff's opinion the building envelope is the distinctive character-defining feature of this property, and includes the limestone-clad walls, applied details/trim, the symmetrical placement of the storefronts and second floor window openings, the recessed arched main entrance, and its two-story height.
- Staff believes the storefronts are not character-defining features due to the extensive and inconsistent changes

over time. As clear visual documentation of the original storefronts is not available, the selected minimally detailed storefront frame, divided to match the proportion of the existing vertical divisions within the historic limestone and second story transoms, is a sympathetic design.

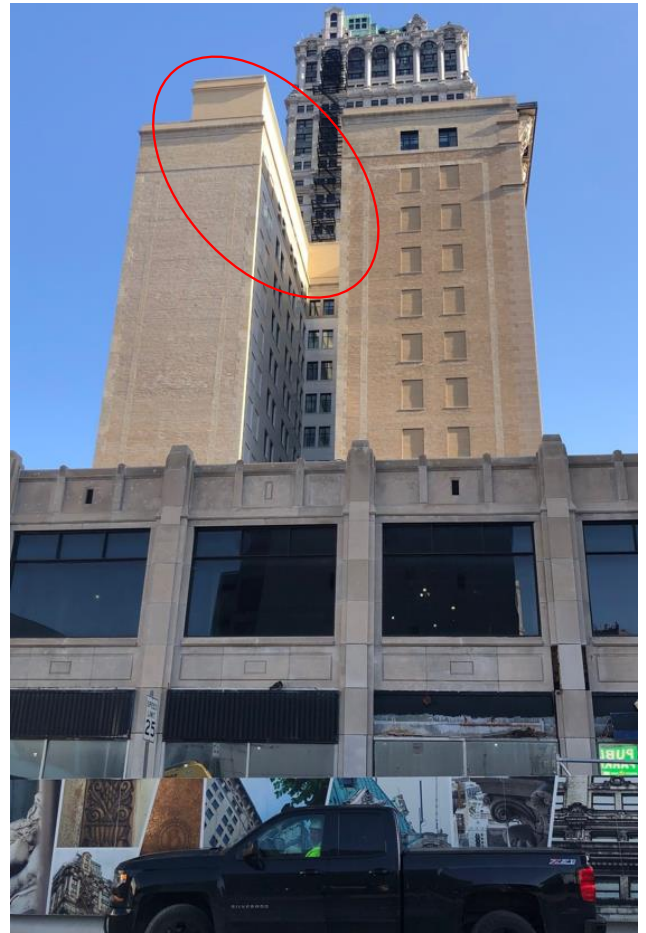
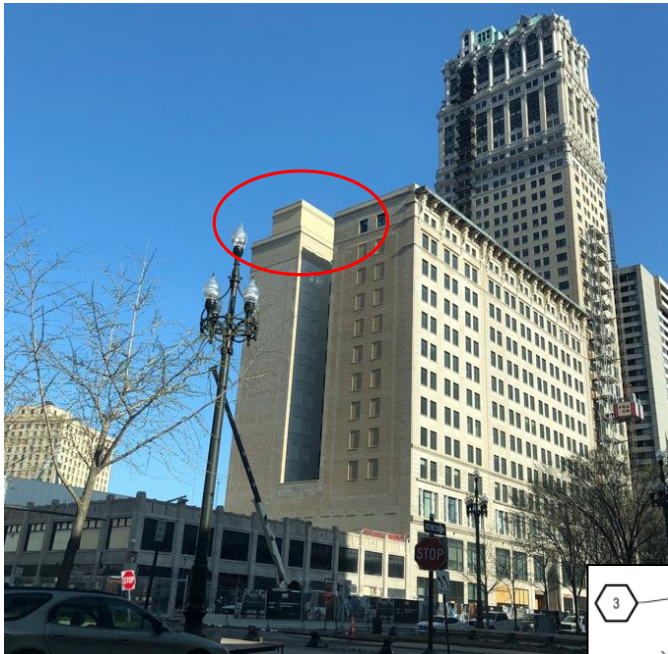


Applicant supplied photo, circa 1972. This picture shows altered storefronts.

- The removal of one flush storefront and introduction of a recessed entrance will offer a minimal impact to the building as the limestone walls and trim will remain intact, and the pattern of the recessed storefront and door will be identical to the remaining flush storefronts.



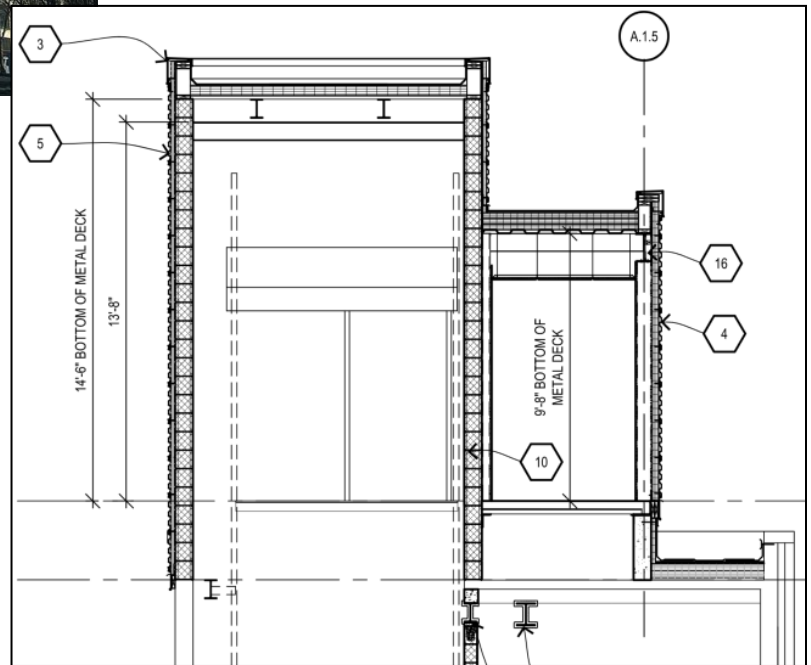
- The introduction of rooftop additions is not atypical for historic buildings, due to the longstanding use of elevators (and the necessary penthouses) in multi-storied structures, and the ever-increasing need for modern support equipment.
- The Commission approved a rooftop addition (extending beyond the footprint of an elevator penthouse, as event space was included) for the Book Building in April 2020. This addition is visible from the south and southeast due to it not being set back from the west wing’s building edge. This addition also extends to the east, but is not visible from Washington Boulevard due to its setback from the east façade.



Staff photos, April 28, 2022

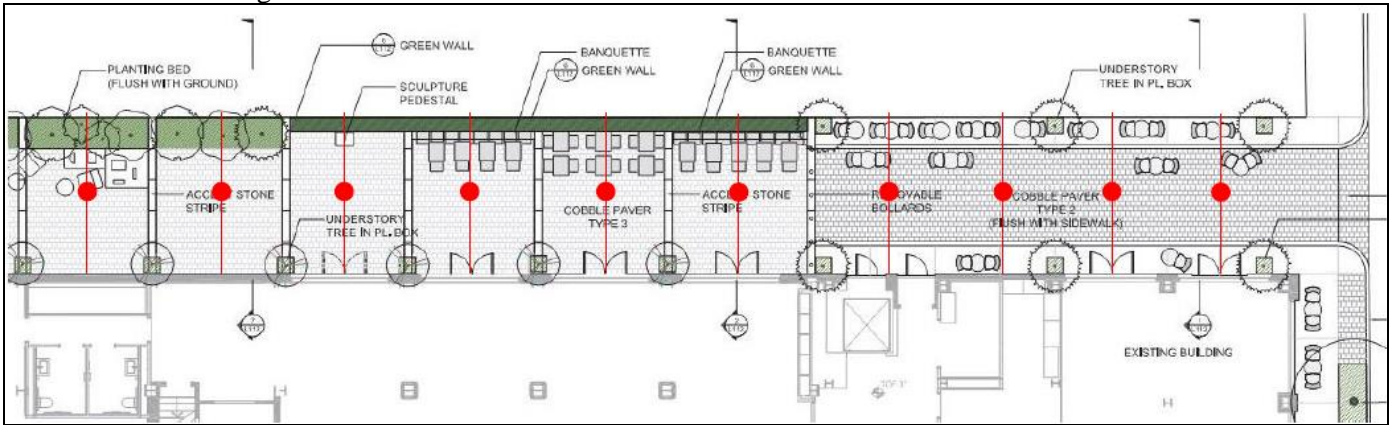
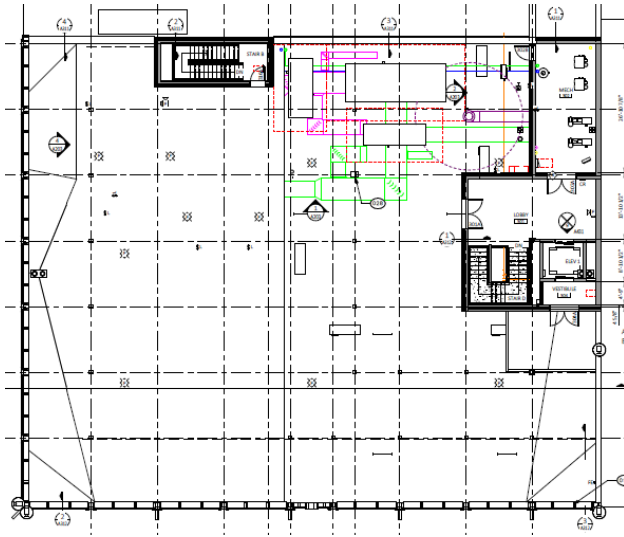
**ISSUES**

- The arcade building is approximately 26’ high and the penthouses heights are 15’, which is more than half the height of the building. Staff questioned the 15’ height (as the last two penthouses staff reviewed for other buildings were 11’ and 12’ tall), as well as the need for two sets of stairs to the roof of a two-story building. *Applicant response: The client would like to leave open the possibility of having a rooftop amenity/tenant space. In order to do so, two means of egress will be required, as will elevator access. The 15’ tall penthouse is to accommodate elevator overrun to access the roof level. A comparable project is the downtown Synagogue proposal (1445 Griswold). That penthouse is similar in height to this.*



Applicant supplied section drawing. Staff is not clear as to the location of the lower roofed area.

- As shown on the adjacent penthouse floor plan, the rear walls of both additions are in line with the rear/west wall of the building. The applicant's response to why a 15' height is needed for the elevator, it does not explain why the southern penthouse, which is a stairwell, is also at 15'. The east elevation, which shows both penthouses, is on page 6 of this staff report.
- It is common for rooftop structures to have varying heights and footprints. Therefore, staff believes it is more important that each penthouse be the minimal size/height required, rather than designing them to match each other.
- In April 2020, the Commission reviewed and approved an alley design/paving materials as part of the Book Building and Tower rehabilitation, however the Commission did not review a sidewalk design as part of the project. Therefore, the sidewalk design proposed at 1201 Washington will be Commission's first review of the paving/landscape design for the block. The paving plan is found on Page C-400 in the drawing set; the visual examples of the paving materials can be found on the Site Materials page in the Product Info packet. At the time of the staff report, the Site Materials page had not been updated to correlate with the paving plan. The applicant submitted a rendering of the Book Tower entrance as an idea of the sidewalk design. It is staff's opinion the paving plan is neutral in design and color and is compatible with the historic character of the building.



The above alley plan and below images are from the April 2020 HDC submission of the Book Tower Rehabilitation - #20-6699.





## **RECOMMENDATION**

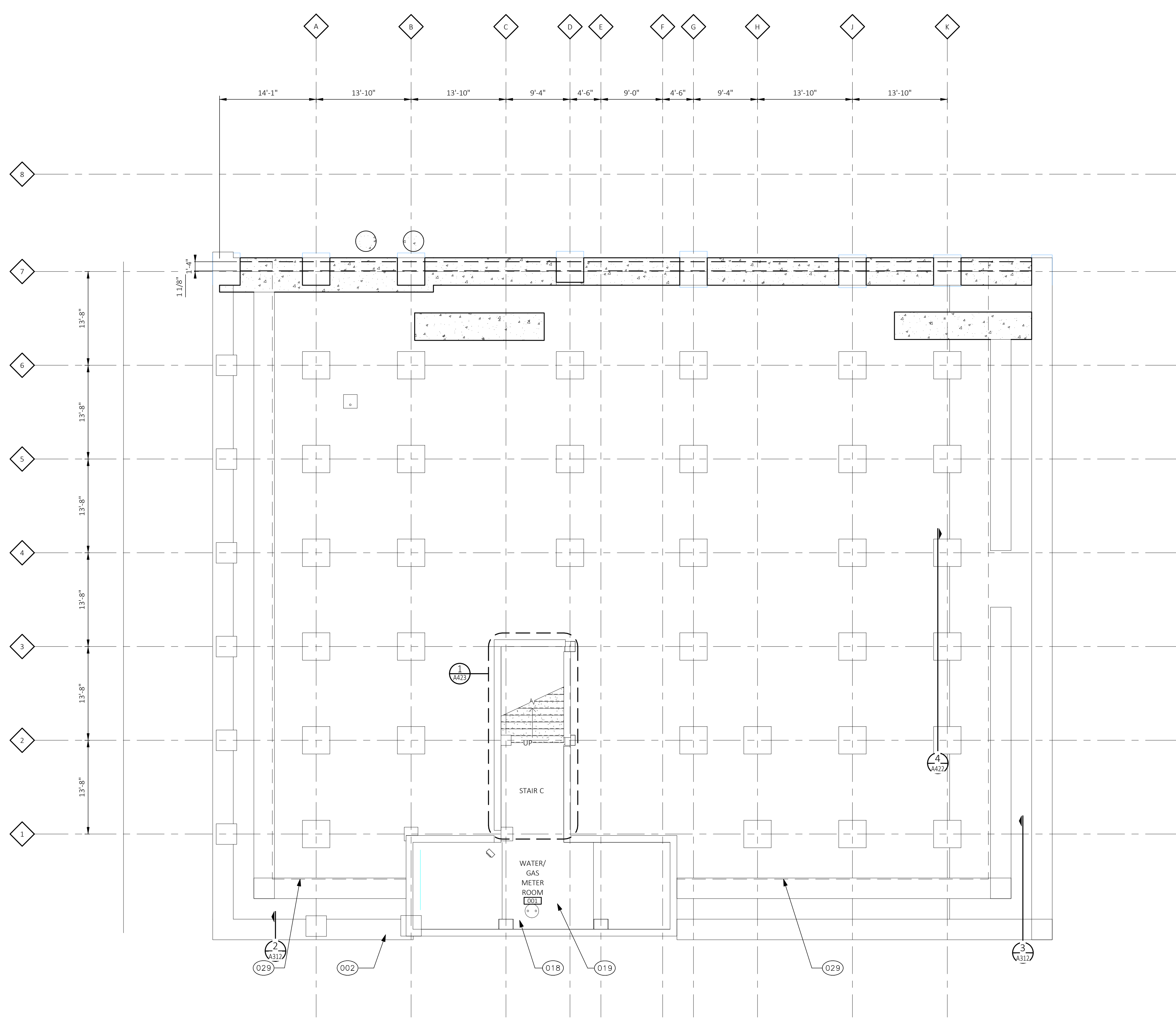
### Section 21-2-78, Determination of Historic District Commission

It is staff's opinion the project as proposed will not result in the removal of historic materials and will not alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation, and the Elements of Design for the district.

*Staff recommends the Certificate of Appropriateness be issued with the following conditions:*

- The height of the southern penthouse be reduced to the minimum clearance needed for a stairwell.
- Staff is granted authority to review the sidewalk plan for the remaining block, confirming that it will match the design approved within this application.

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

**GENERAL NOTES**

- A FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING FOR PARTITION OR FLOOR. SEE SPECIFICATIONS.
  - B FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE FIRE STOPPED TIGHTLY TO STRUCTURE PER CODE (I.L. SYSTEM). SEE PARTITION SCHEDULE/AS01 FOR ADDITIONAL REQUIREMENTS.
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**CONSTRUCTION KEYNOTES**

- 002 OUTLINE OF FLOOR ABOVE
- 003 BARREL VAULT CEILING ABOVE
- 006 DTE TRANSFORMER
- 008 CANOPY ABOVE
- 013 GUARDRAIL BY TENANT
- 017 OUTLINE OF FUTURE ROOF DECK
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- 021 NEW ROOF MEMBRANE - SEE SPECIFICATIONS AND STRUCTURAL
- 023 GUTTER AND DOWNSPOUT
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- 029 APPROXIMATE CRAWL SPACE EXTENTS - VIF
- 034 FACE OF NEW WALL TO ALIGN W/EDGE OF EXIST PILASTER.

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www.kraemerdsgroup.com

Architect

Consultant

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PROPERTY  
PARTNERS LLC**  
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DETROIT, MI

Owner

**1201 WASHINGTON BLVD.**  
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HDC SUBMISSION 05-02-22

Revision \_\_\_\_\_ Date \_\_\_\_\_

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Project Number 2020043

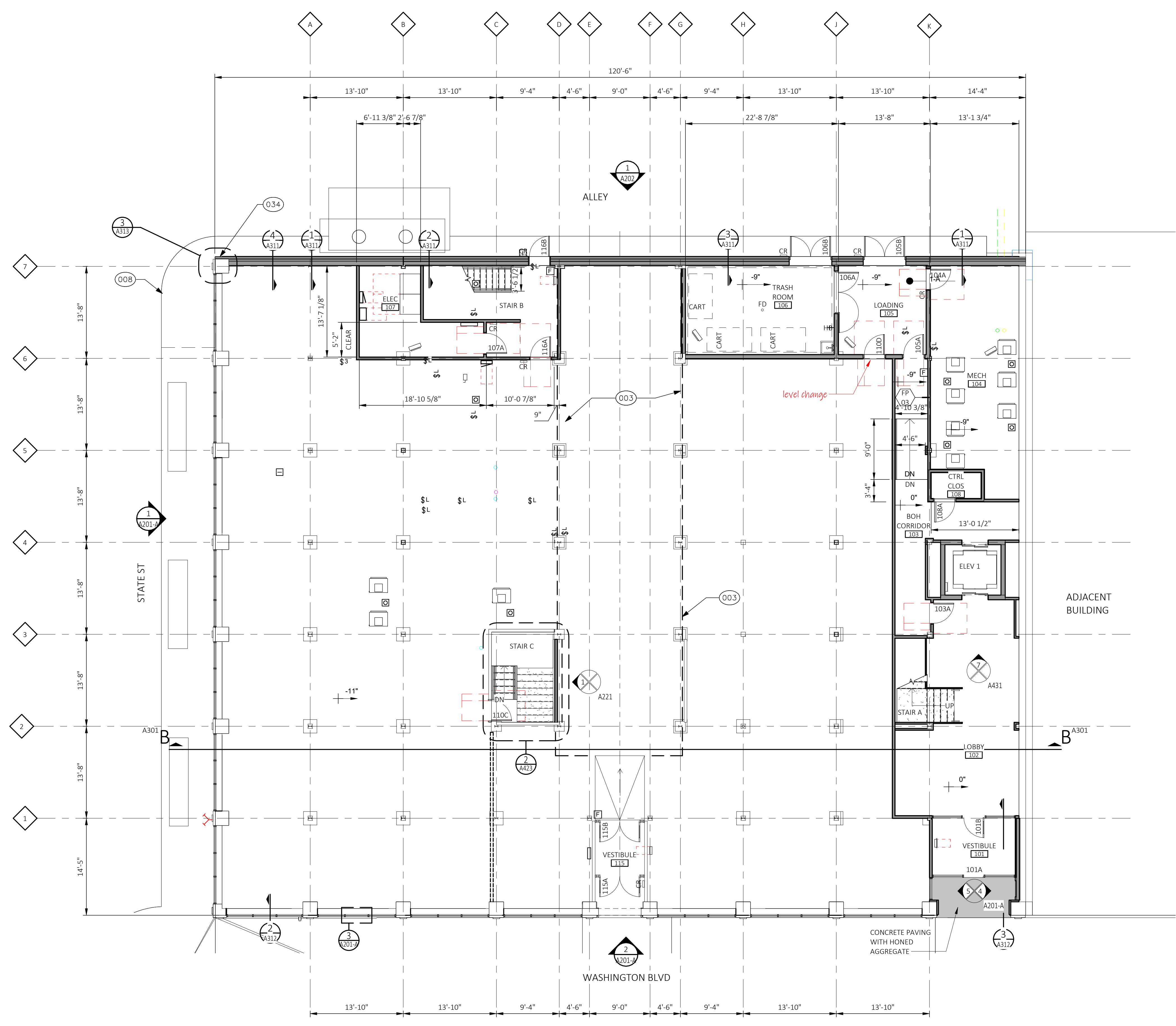
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**BASEMENT FLOOR PLAN**

Sheet Number

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

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**KraemerDesignGroup**  
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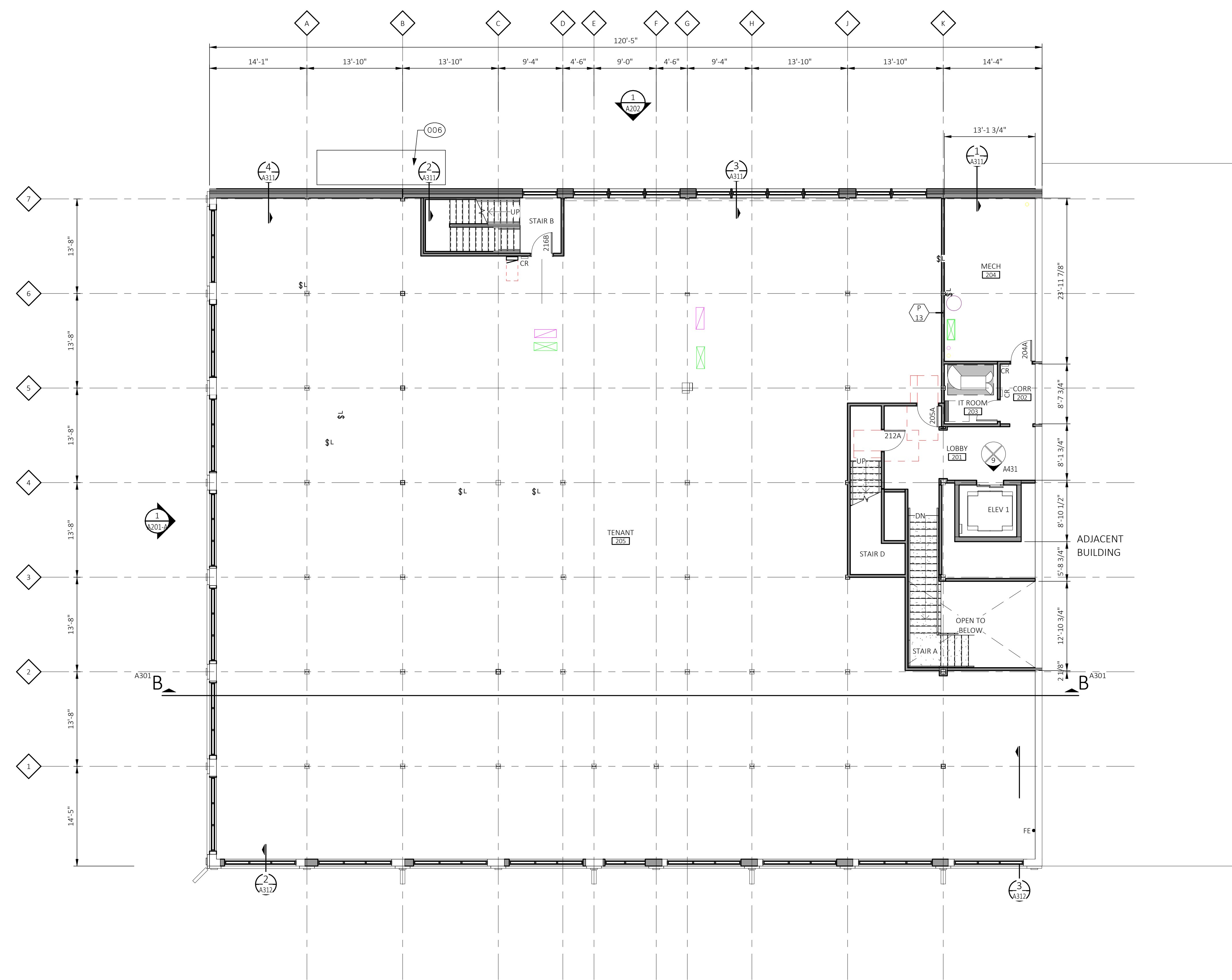
Project Number 2020043

Sheet Title  
**FIRST FLOOR  
PLAN**

Sheet Number

**A101**





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

**GENERAL NOTES**

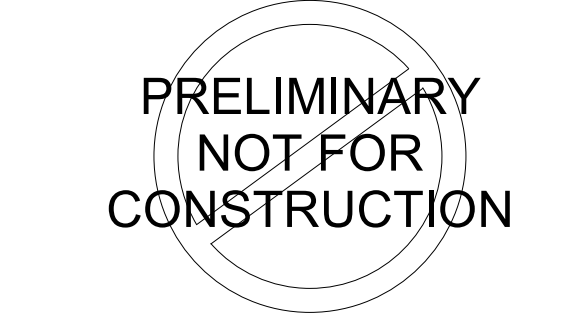
- A FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING FOR PARTITION OR FLOOR. SEE SPECIFICATIONS.
- B FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE FIRE STOPPED TIGHTLY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

**WORK IN EXISTING STRUCTURES**

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

**CONSTRUCTION KEYNOTES**

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



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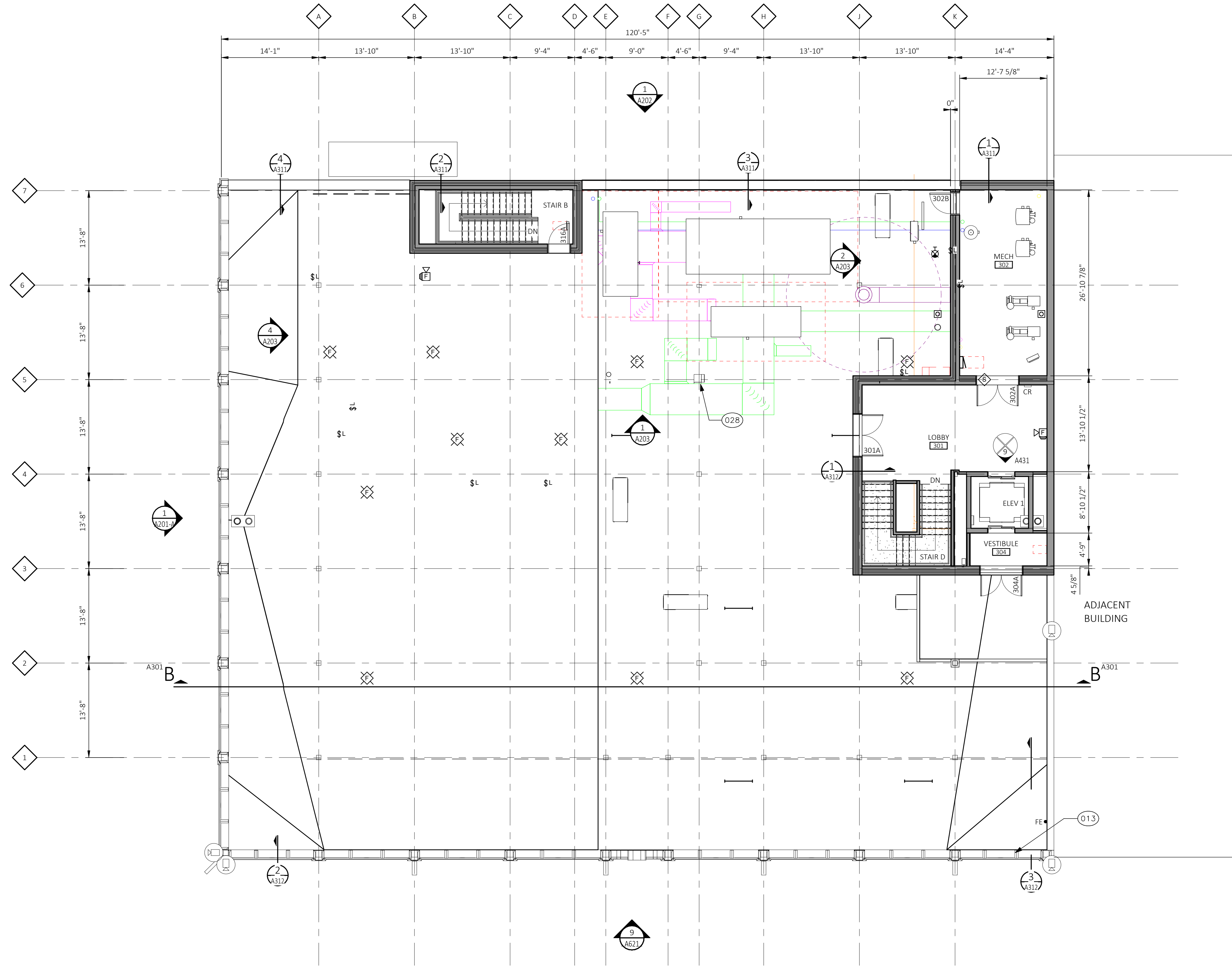
Date \_\_\_\_\_

Project Number 2020043

Sheet Title  
**SECOND FLOOR PLAN**



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

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www.kraemerdsgroup.com

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Architect

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Consultant

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

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Owner

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**1201 WASHINGTON BLVD.**  
1201 WASHINGTON BLVD. DETROIT, MI

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Project

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**PRELIMINARY NOT FOR CONSTRUCTION**

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Seal

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Revision \_\_\_\_\_ Date \_\_\_\_\_

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Date \_\_\_\_\_

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Project Number 2020043

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Sheet Title  
**PENTHOUSE FLOOR PLAN**

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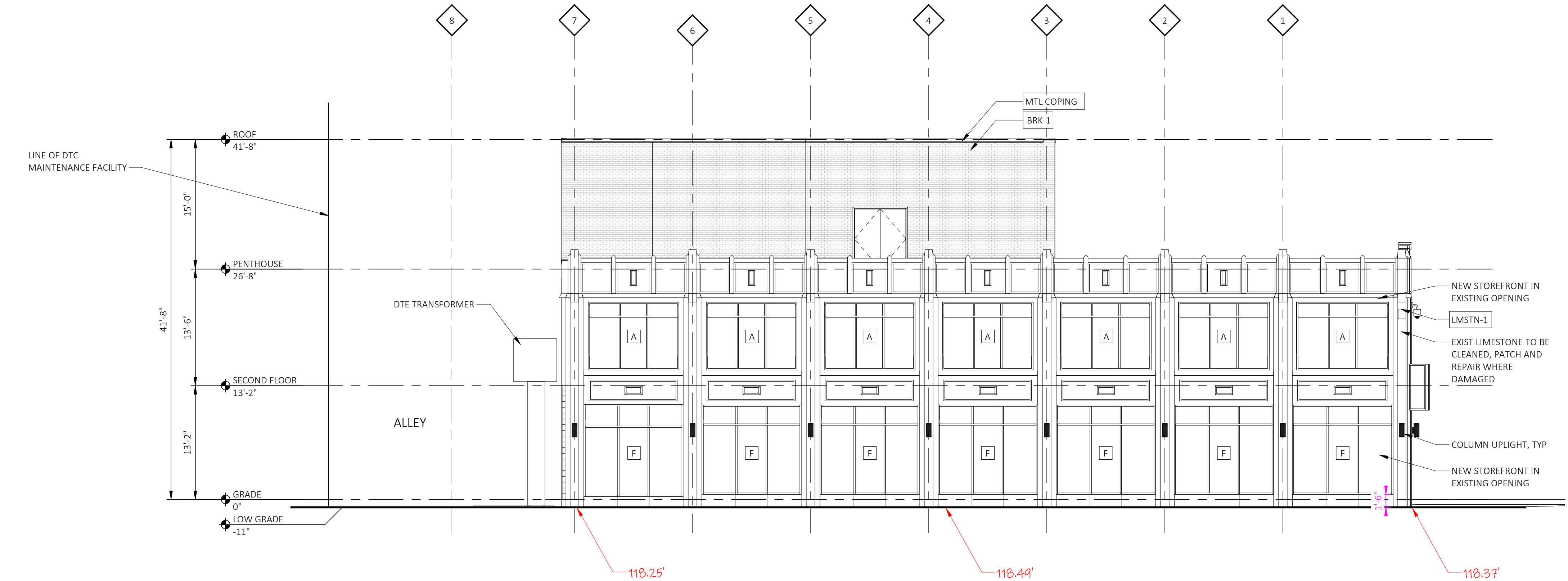
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**A103**



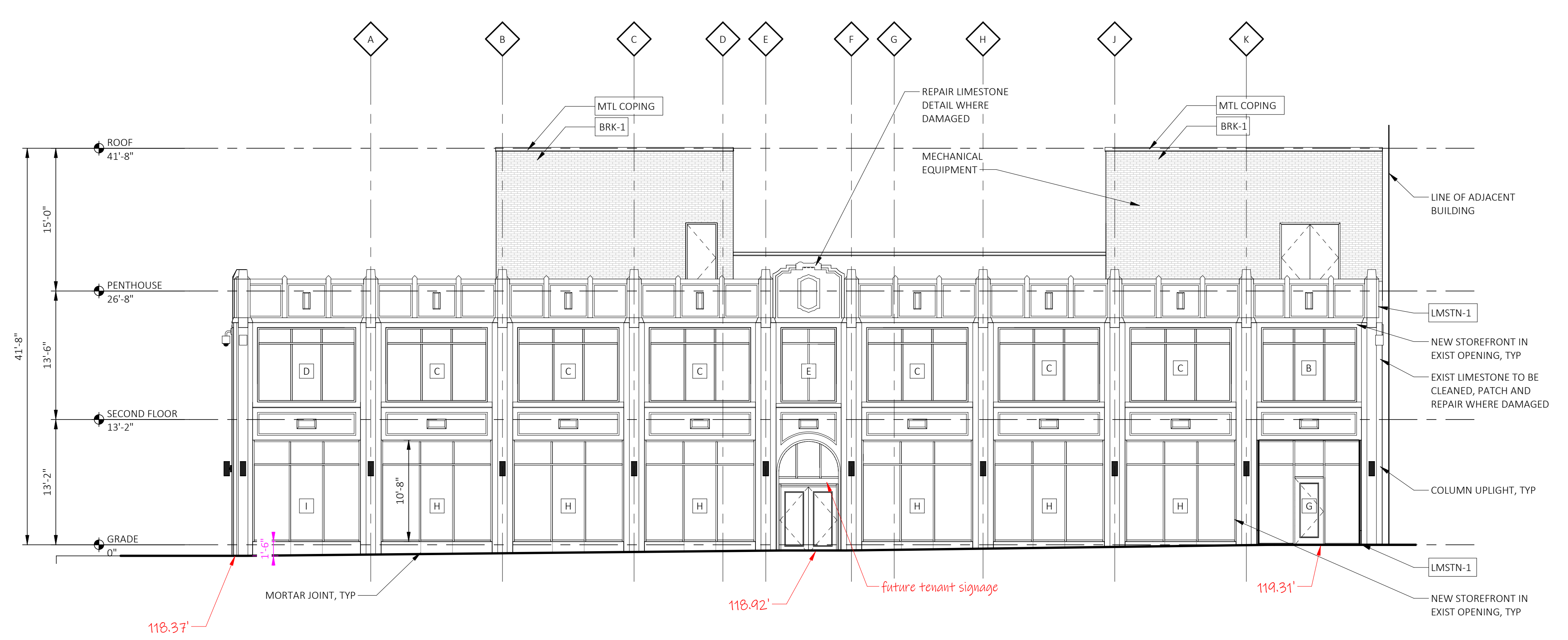
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### RESTORATION GENERAL NOTES

- 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.
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- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE STONE CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
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- G. CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR TWO WEEKS BEFORE ANY REPLACEMENT OR PATCHING IS TO OCCUR - REPLACEMENT STONE & PATCHED AREAS TO MATCH EXIST' CLEANED' COLOR
- H. 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 3/8 INCH BEYOND FACE OF MASONRY/STONE UNIT, OR EVIDENCE OF UNSOUNDNESS OF CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
- I. NEW MORTAR APPLIED TO ALL OPEN JOINTS SHALL BE OF NO GREATER STRENGTH THAN ORIGINAL MORTAR OR MASONRY UNITS. MORTAR COLOR, TEXTURE, CONSISTENCY AND JOINT PROFILE WILL MATCH EXISTING AS CLOSE AS POSSIBLE.
- J. APPLY NEW, TWO COMPONENT URETHANE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS MEET, AND ALL SKYWARD FACING JOINTS. BACKER ROD TO BE INSTALLED IN OPEN JOINT PRIOR TO SEALANT APPLICATION.
- K. NO ACCELERATORS OR OTHER ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN OWNER APPROVAL. ENCLOSURES AND HEAT SUFFICIENT TO PROTECT MORTAR FROM FREEZING PRIOR TO SET SHALL BE THE SOLE RESPONSIBILITY OF SUBCONTRACTOR.
- L. REPLACE/RESET LOOSE MASONRY UNITS AND REPOINT DAMAGED MORTAR JOINTS AS REQUIRED. IF NECESSARY, RECOMMEND FURTHER REHABILITATION TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION. SEE MASONRY RESTORATION SPECIFICATIONS FOR DETAILS ON APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL MASONRY RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ALL STONE UNITS BE REPLACED WITH OWNER APPROVED MATERIAL WHEREIN SPALLING OR OTHER DETERIORATION ELIMINATED MORE THAN 5% OF THE MASONRY/STONE UNIT (MEASURED BY ORIGINAL BRICK OR STONE FACE AREA).
- N. THE EXTENT OF DEMOLITION SHOULD LEAVE ALL COLUMNS AND GIRDERS ALONG GRIDLINE 7 TO REMAIN AND THE EXTENT OF STRUCTURAL DEMOLITION SHOULD NOT LEAVE ANY FRAMING UNSUPPORTED ONCE COMPLETE. IF, DURING DEMOLITION, THERE IS A PORTION OF STRUCTURE THAT IS UNSUPPORTED OR IF REMOVAL OF FINISHES REVEALS AN EXISTING CONDITION THAT WARRANTS TEMPORARY SHORING AND SUPPORT, CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, AND SHEETING AND SHALL MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION, HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
- O. THE WORK CONDUCTED IN THIS PACKAGE SHOULD LEAVE THE EXISTING STRUCTURE, ITS CONNECTIONS AND ITS FOUNDATION INTACT AND UNDAMAGED ONCE COMPLETE.



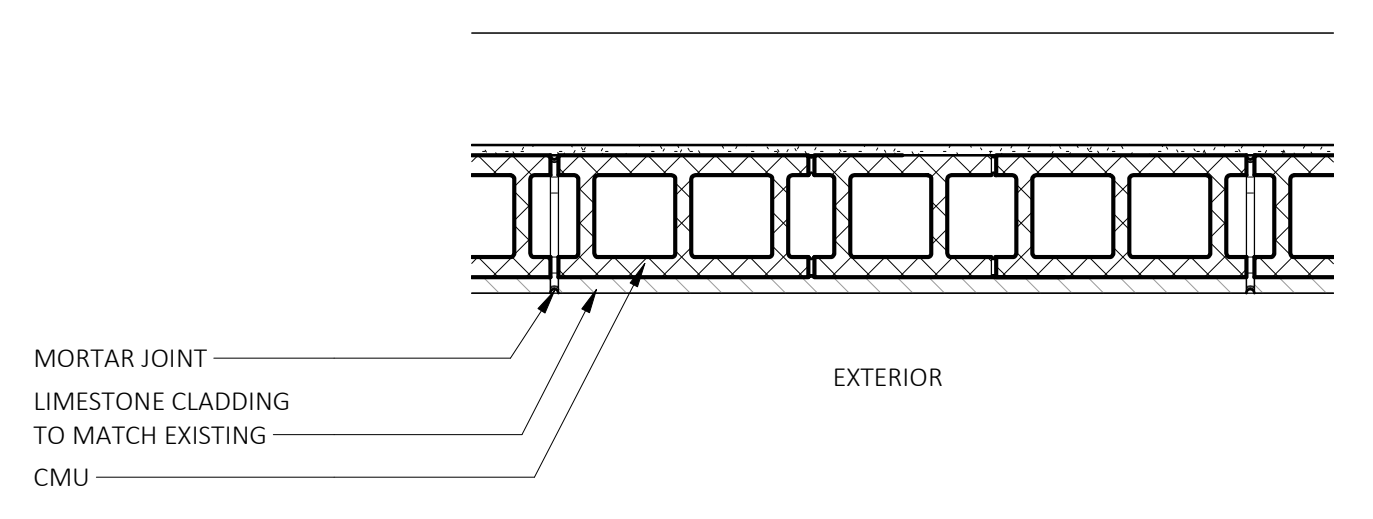
**1 SOUTH ELEVATION**  
 A201-A SCALE: 1/8" = 1'-0"  
 REFERENCE LOCATIONS: A101



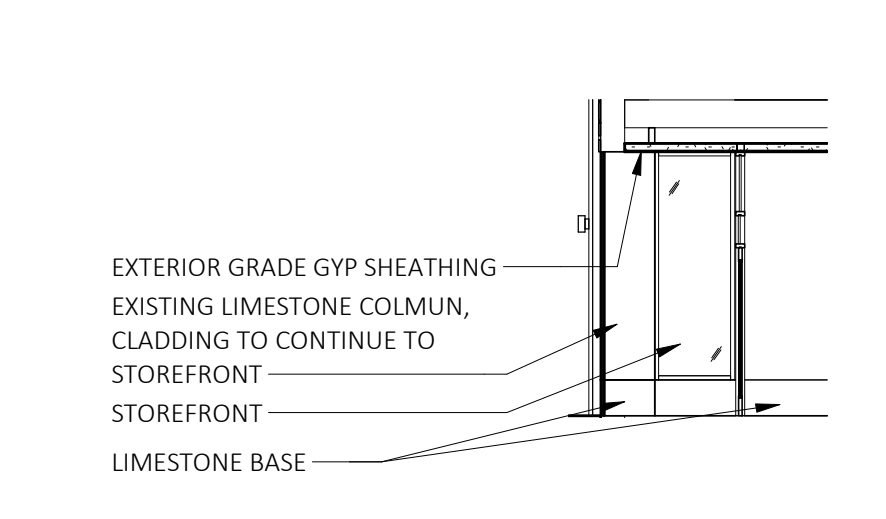
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 A201-A SCALE: 1/8" = 1'-0"  
 REFERENCE LOCATIONS: A101

### EXTERIOR ELEVATION MATERIAL LEGEND

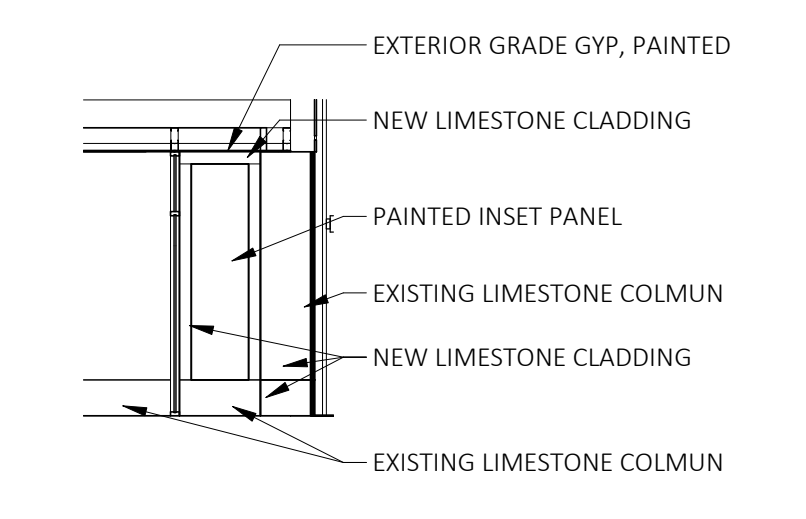
- LMSTN-1 LIMESTONE - EXISTING
- BRK-1 TAN BRICK - NEW
- GRN-1 GRANITE BASE - NEW



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



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



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



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Architect

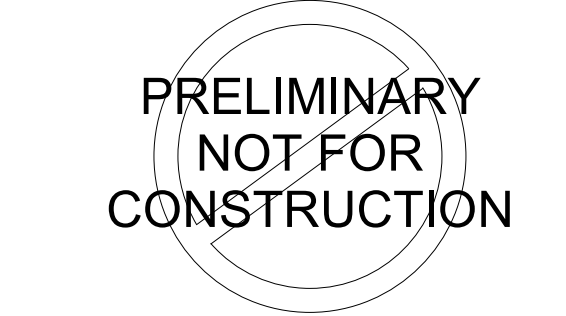
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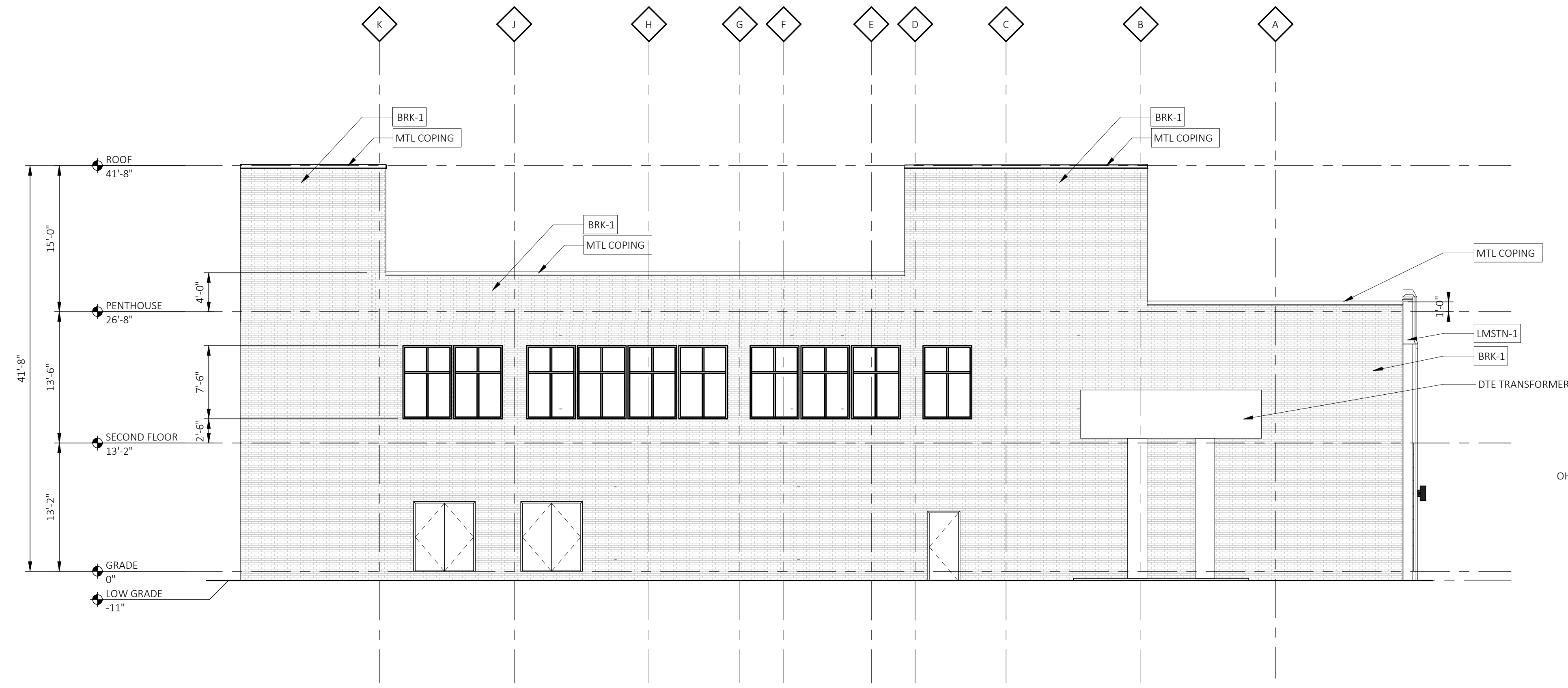
Project Number 2020043

Sheet Title  
**EXTERIOR ELEVATIONS**

Sheet Number

**A201-A**

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**1 WEST ELEVATION**  
A202 SCALE: 1/8" = 1'-0"  
REFERENCE LOCATIONS: A101

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- N. THE EXTENT OF DEMOLITION SHOULD LEAVE ALL COLUMNS AND GIRDERS ALONG GRIDLINE 7 TO REMAIN AND THE EXTENT OF STRUCTURAL DEMOLITION SHOULD NOT LEAVE ANY FRAMING UNSUPPORTED ONCE COMPLETE. IF, DURING DEMOLITION, THERE IS A PORTION OF STRUCTURE THAT IS UNSUPPORTED OR IF REMOVAL OF FINISHES REVEALS AN EXISTING CONDITION THAT WARRANTS TEMPORARY SHORING AND SUPPORT, CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, AND SHEETING AND SHALL MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION, HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
- O. THE WORK CONDUCTED IN THIS PACKAGE SHOULD LEAVE THE EXISTING STRUCTURE, ITS CONNECTIONS AND ITS FOUNDATION INTACT AND UNDAMAGED ONCE COMPLETE.

**EXTERIOR ELEVATION MATERIAL LEGEND**

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

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Revision Date

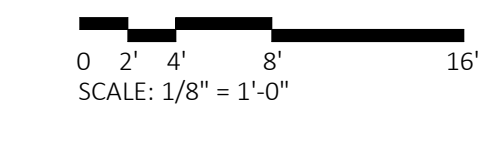
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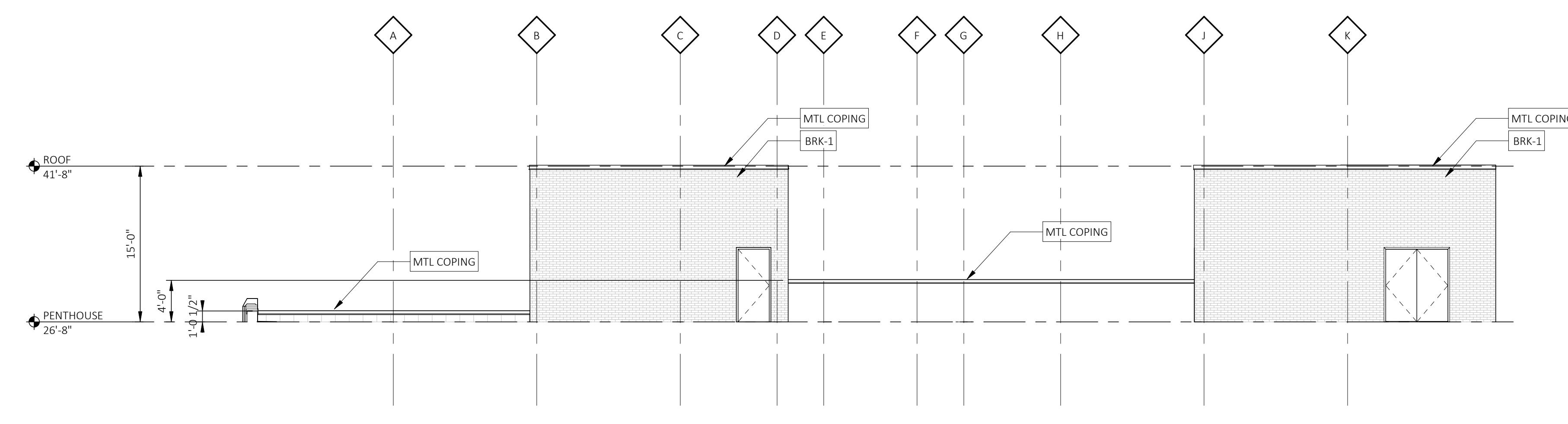
Project Number 2020043

Sheet Title  
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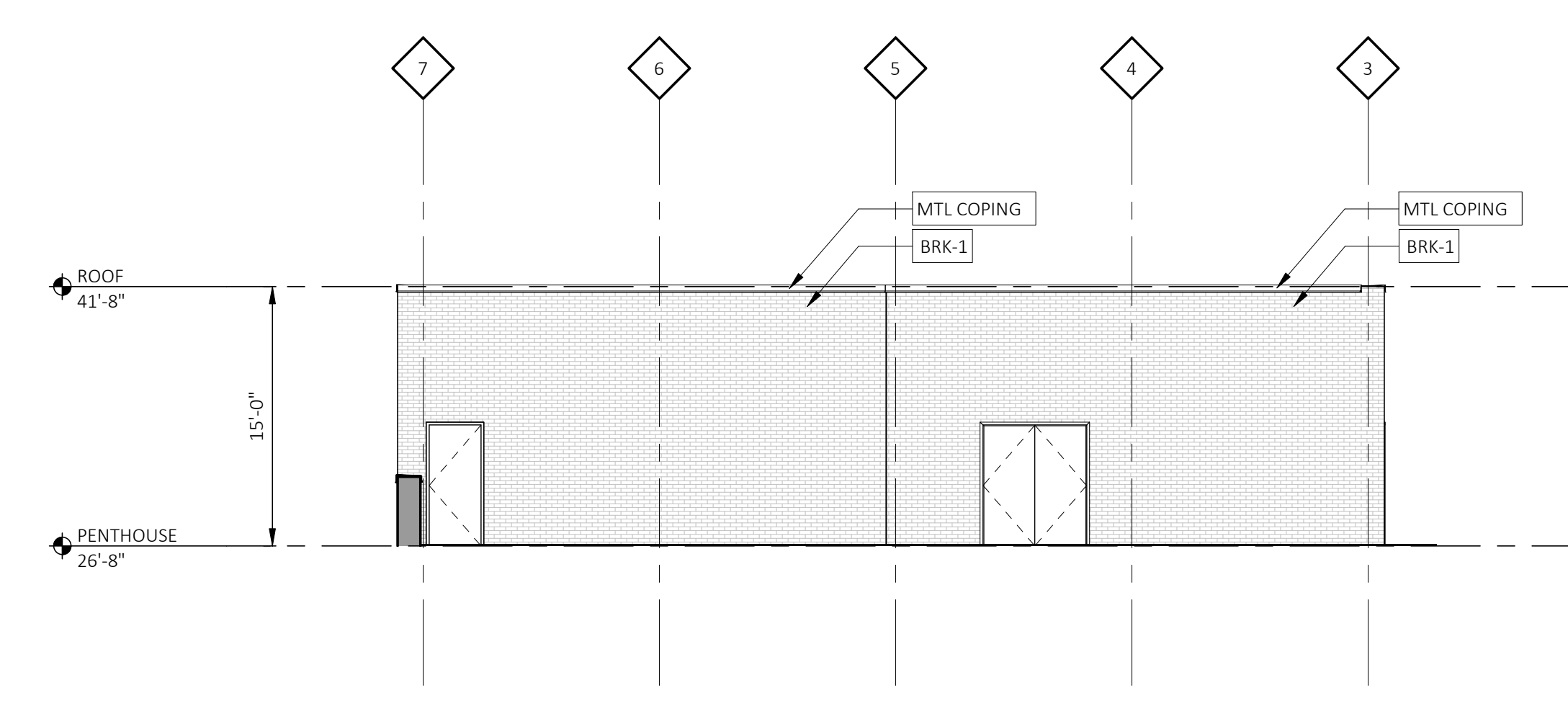
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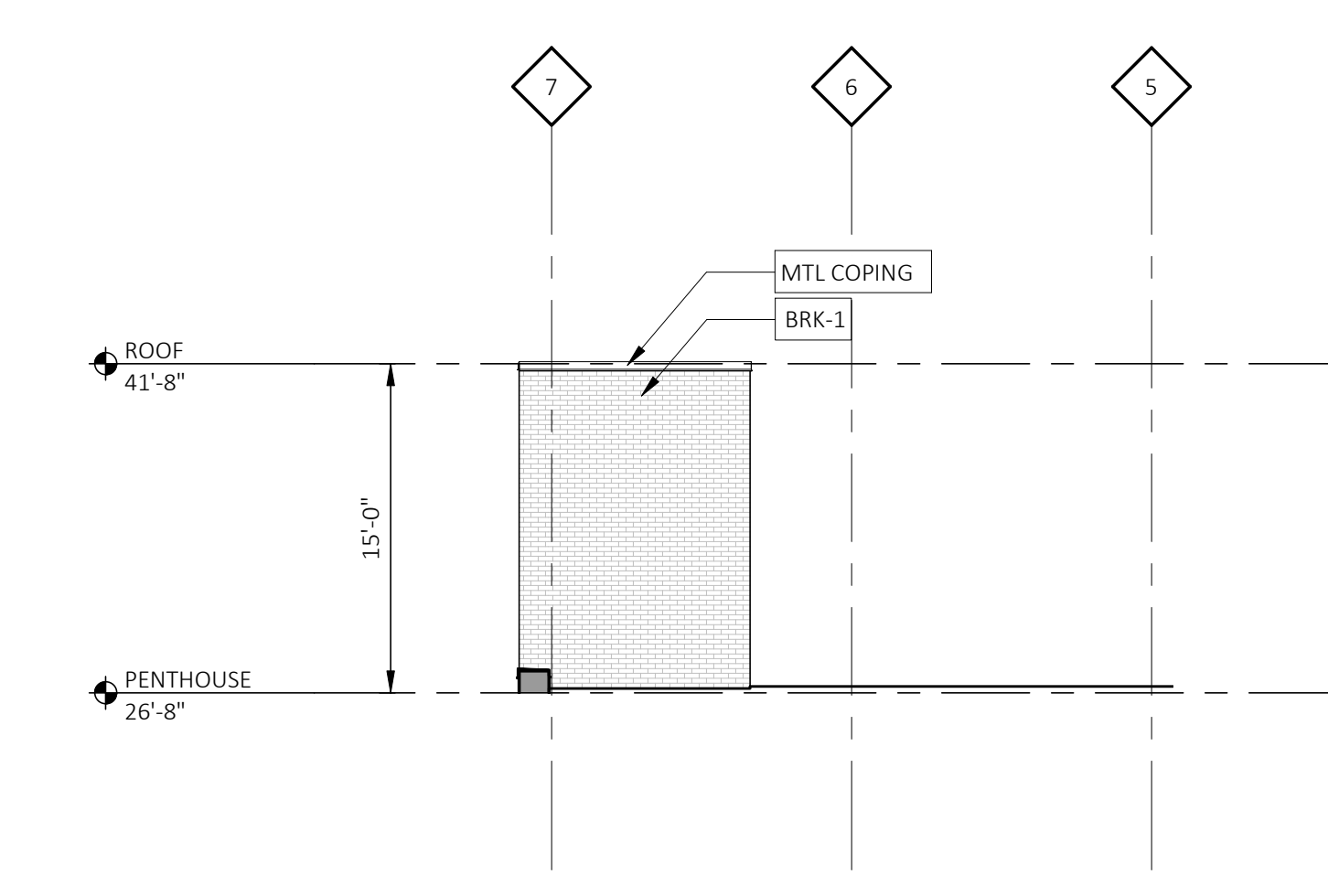




**1 EAST PENTHOUSE ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 REFERENCE LOCATIONS: A103



**2 SOUTH PENTHOUSE ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 REFERENCE LOCATIONS: A103



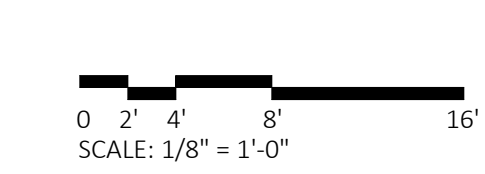
**4 SOUTH PENTHOUSE ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 REFERENCE LOCATIONS: A103

**RESTORATION GENERAL NOTES**

- A. MASONRY/STONE RESTORATION CONTRACTOR ("SUBCONTRACTOR") TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, PERMITS AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. SUBCONTRACTOR JOB MOBILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY NECESSARY WORK STATION AND JOB TRAILER, MAST CLIMBING PLATFORMS, AERIAL LIFTS, SWING STAGES, BARRICADES AND WALK THRU SCAFFOLD AS NEEDED.
- B. BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS AND SPECIFICATIONS OF ORIGINAL CONTRACT AND ANY ADDITIONAL WORK NECESSARY TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES. THIS INCLUDES ALL WORK NECESSARY OVER AND ABOVE THAT SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS, INCLUDING ALL NOTES REGARDLESS OF TIME AND MATERIAL NECESSARY TO EXECUTE THIS WORK. ANY AREAS INDICATED WITHIN DRAWINGS ARE ONLY SUGGESTIVE IN NATURE. MASON TO MEET WITH ARCHITECT AND OWNER TO CONFIRM THE SCOPE OF WORK.
- C. RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY, INCLUDING BOTH SIDES OF PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE STONE CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- E. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. PAY SPECIAL ATTENTION TO AREAS OF EXCESSIVE SOILING. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING.
- F. SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES FOR MORE THAN 5 MINUTES FOLLOWED IMMEDIATELY BY LOW-PRESSURE FLOOD RINSE. UNLESS NOTED OTHERWISE IN MASONRY CLEANING SPECIFICATION. CLEANING IS TO BRING 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 OF CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
- I. NEW MORTAR APPLIED TO ALL OPEN JOINTS SHALL BE OF NO GREATER STRENGTH THAN ORIGINAL MORTAR OR MASONRY UNITS. MORTAR COLOR, TEXTURE, CONSISTENCY AND JOINT PROFILE WILL MATCH EXISTING AS CLOSE AS POSSIBLE.
- J. APPLY NEW, TWO COMPONENT URETHANE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS MEET, AND ALL SKYWARD FACING JOINTS. BACKER ROD TO BE INSTALLED IN OPEN JOINT PRIOR TO SEALANT APPLICATION.
- K. NO ACCELERATORS OR OTHER ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN OWNER APPROVAL. ENCLOSURES AND HEAT SUFFICIENT TO PROTECT MORTAR FROM FREEZING PRIOR TO SET SHALL BE THE SOLE RESPONSIBILITY OF SUBCONTRACTOR.
- L. REPLACE/RESET LOOSE MASONRY UNITS AND REPOINT DAMAGED MORTAR JOINTS AS REQUIRED. IF NECESSARY, RECOMMEND FURTHER REHABILITATION TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION. SEE MASONRY RESTORATION SPECIFICATIONS FOR DETAILS ON APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL MASONRY RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
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**EXTERIOR ELEVATION MATERIAL LEGEND**

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



Architect

Consultant

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Revision \_\_\_\_\_ Date \_\_\_\_\_

Date \_\_\_\_\_

Project Number 2020043

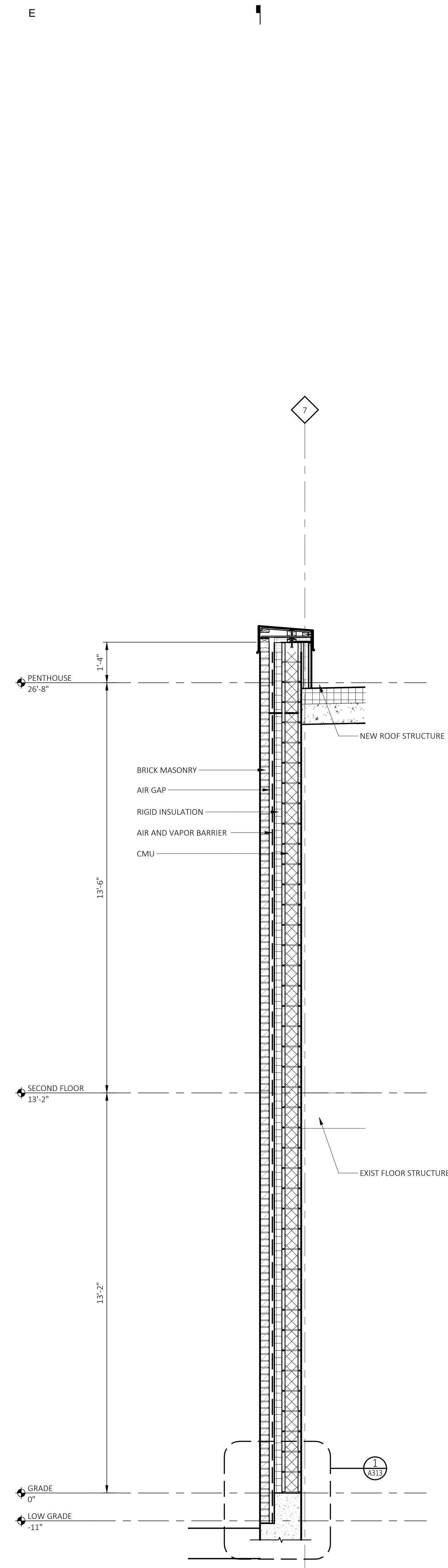
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**EXTERIOR ELEVATIONS**

Sheet Number

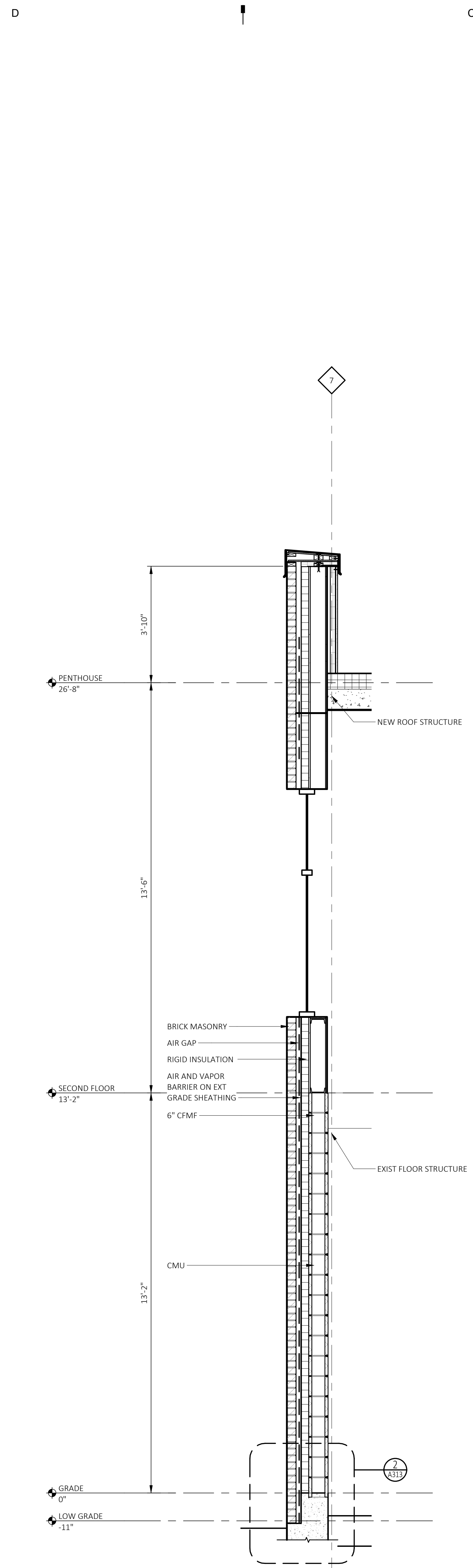
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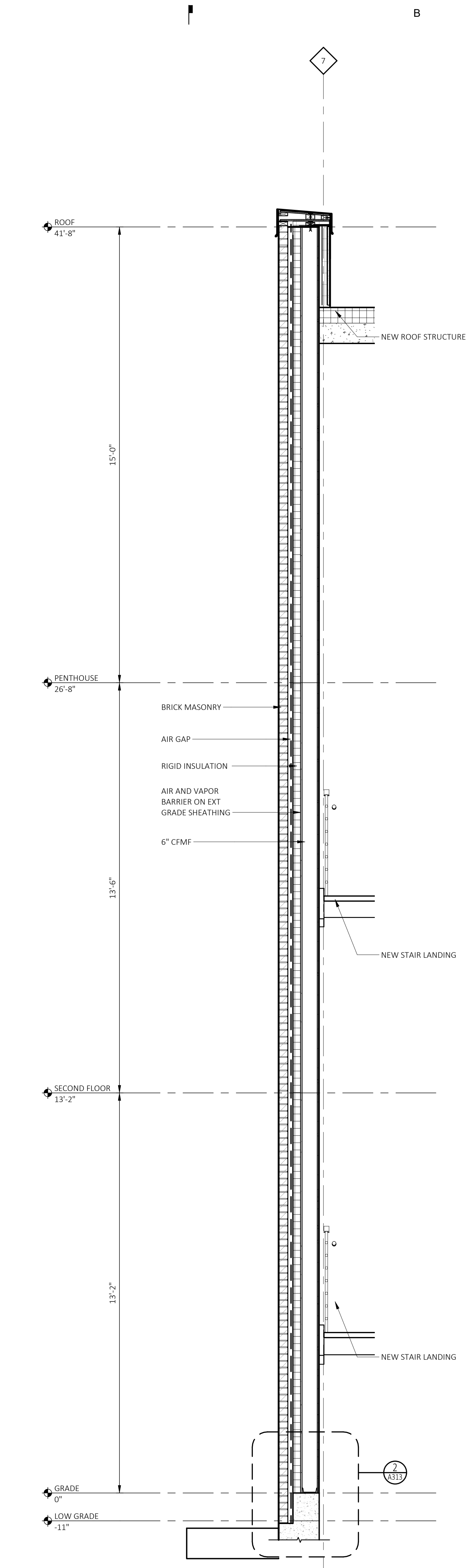
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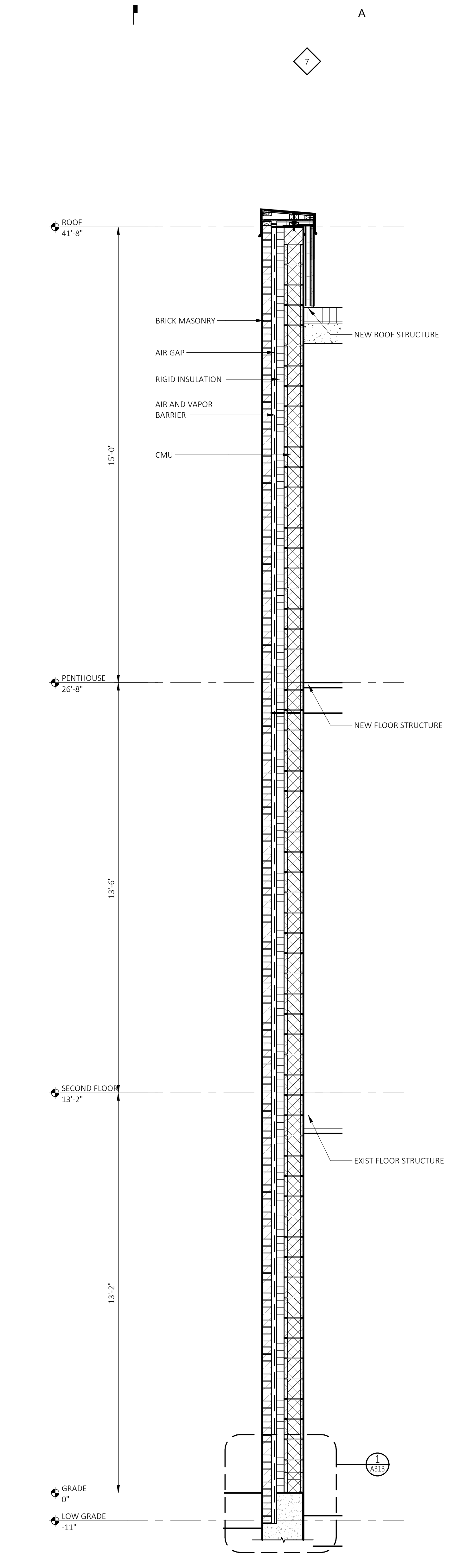
**4** EXTERIOR @ CMU  
A311 SCALE: 1/2" = 1'-0"  
REFERENCE LOCATIONS: A101



**3** EXTERIOR TYPICAL  
A311 SCALE: 1/2" = 1'-0"  
REFERENCE LOCATIONS: A101



**2** EXTERIOR @ PENTHOUSE  
A311 SCALE: 1/2" = 1'-0"  
REFERENCE LOCATIONS: A101



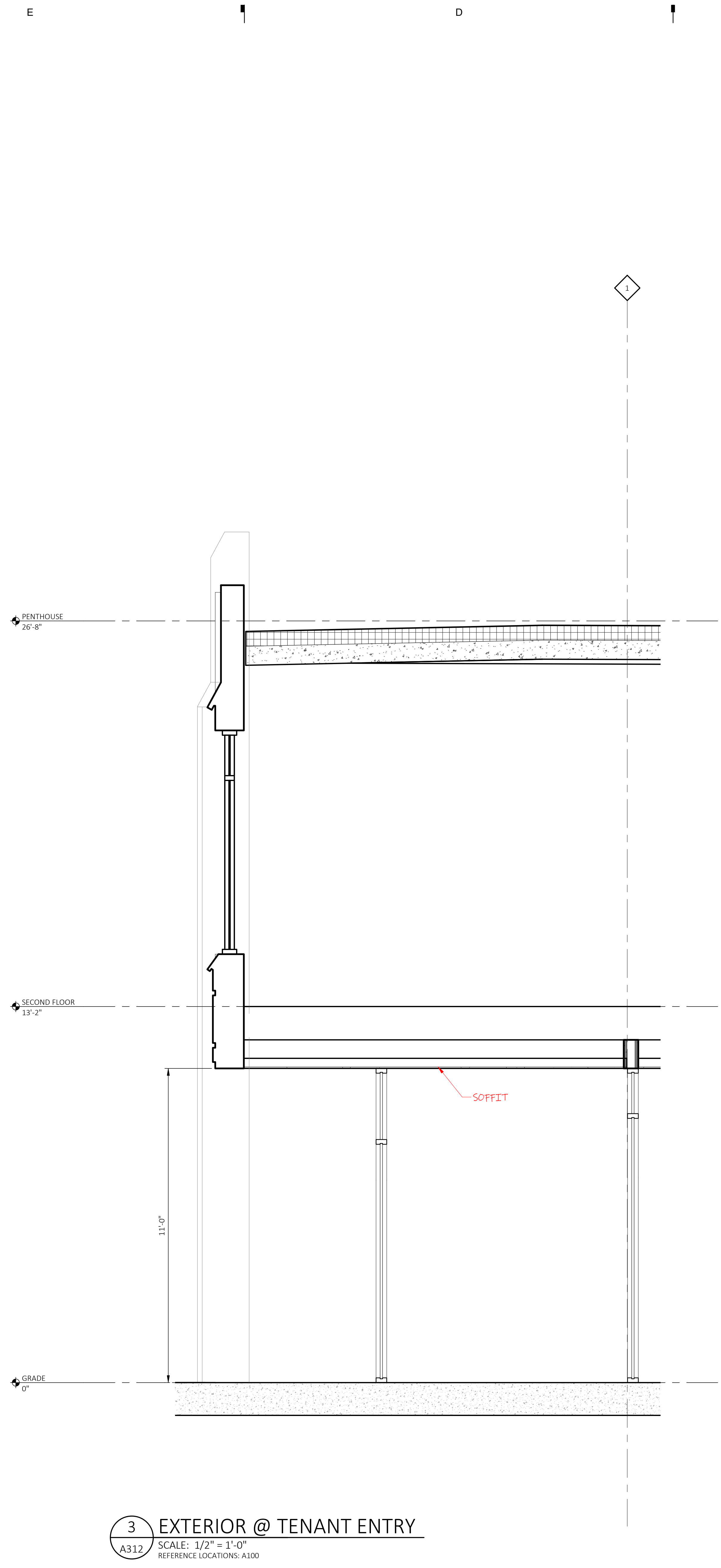
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A311 SCALE: 1/2" = 1'-0"  
REFERENCE LOCATIONS: A101



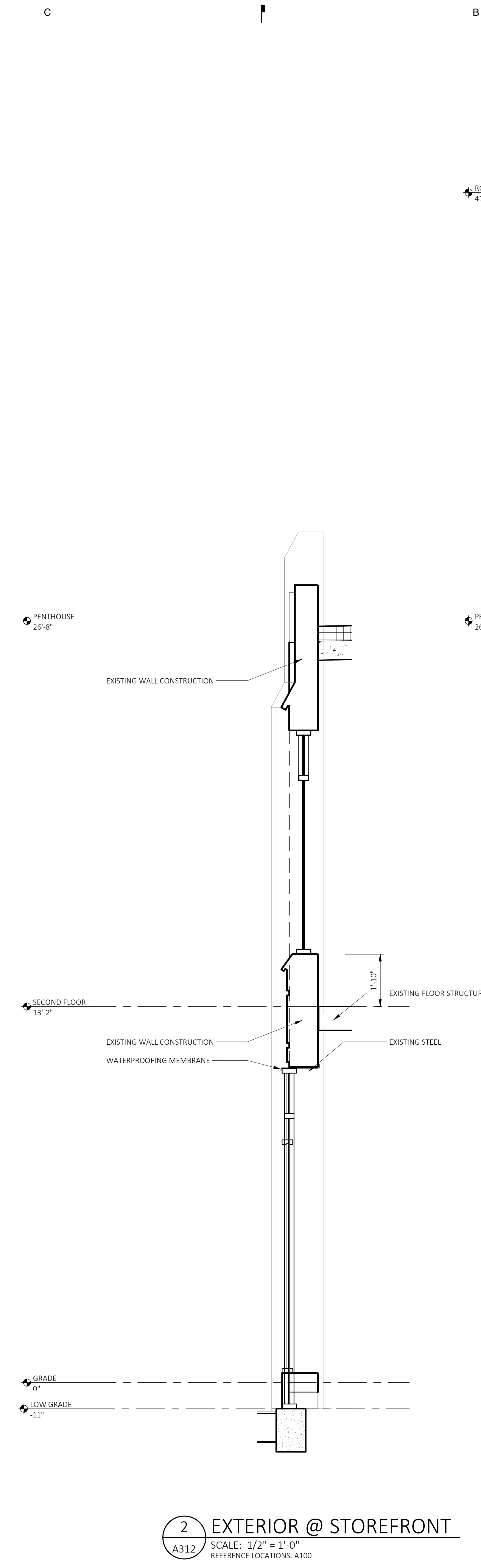
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Revision	Date
Date	
Project Number	2020043

Sheet Title	EXTERIOR WALL SECTIONS
Sheet Number	A311

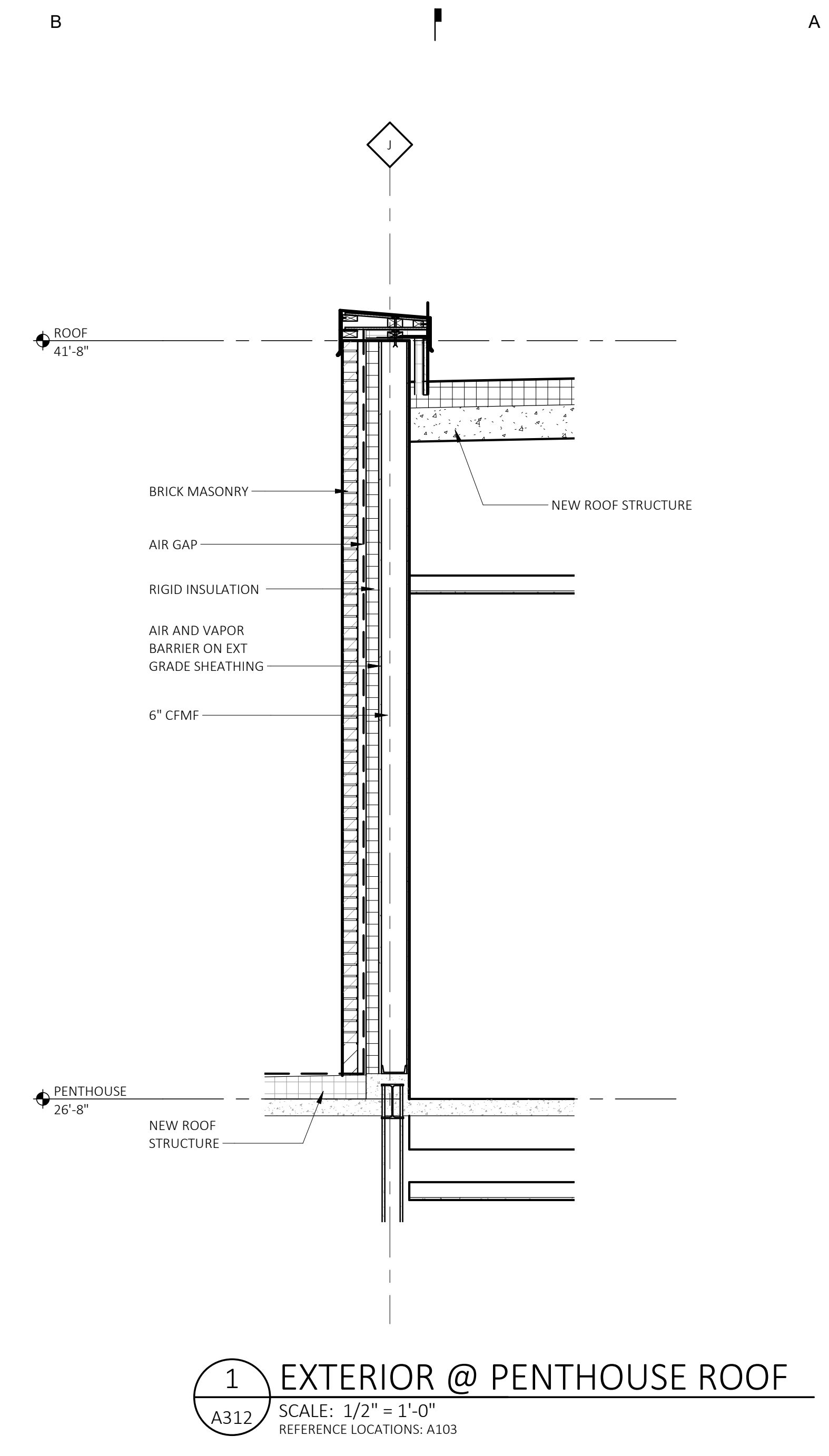
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**3** EXTERIOR @ TENANT ENTRY  
 A312 SCALE: 1/2" = 1'-0"  
 REFERENCE LOCATIONS: A100



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



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



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Architect

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Consultant

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PROPERTY  
PARTNERS LLC  
630 WOODWARD AVE.  
DETROIT, MI

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Owner

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1201 WASHINGTON BLVD.  
1201 WASHINGTON BLVD.  
DETROIT, MI

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Project

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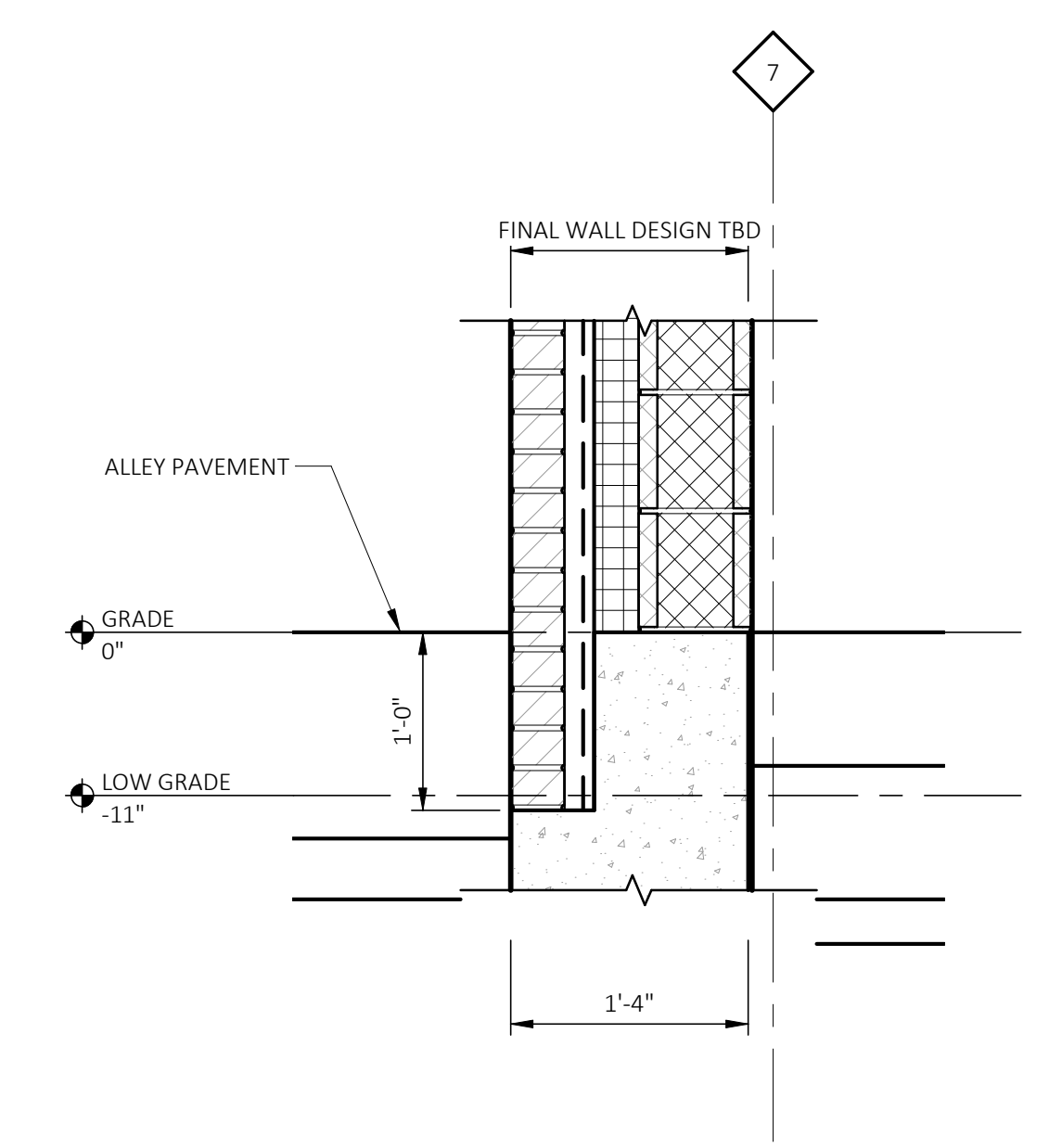
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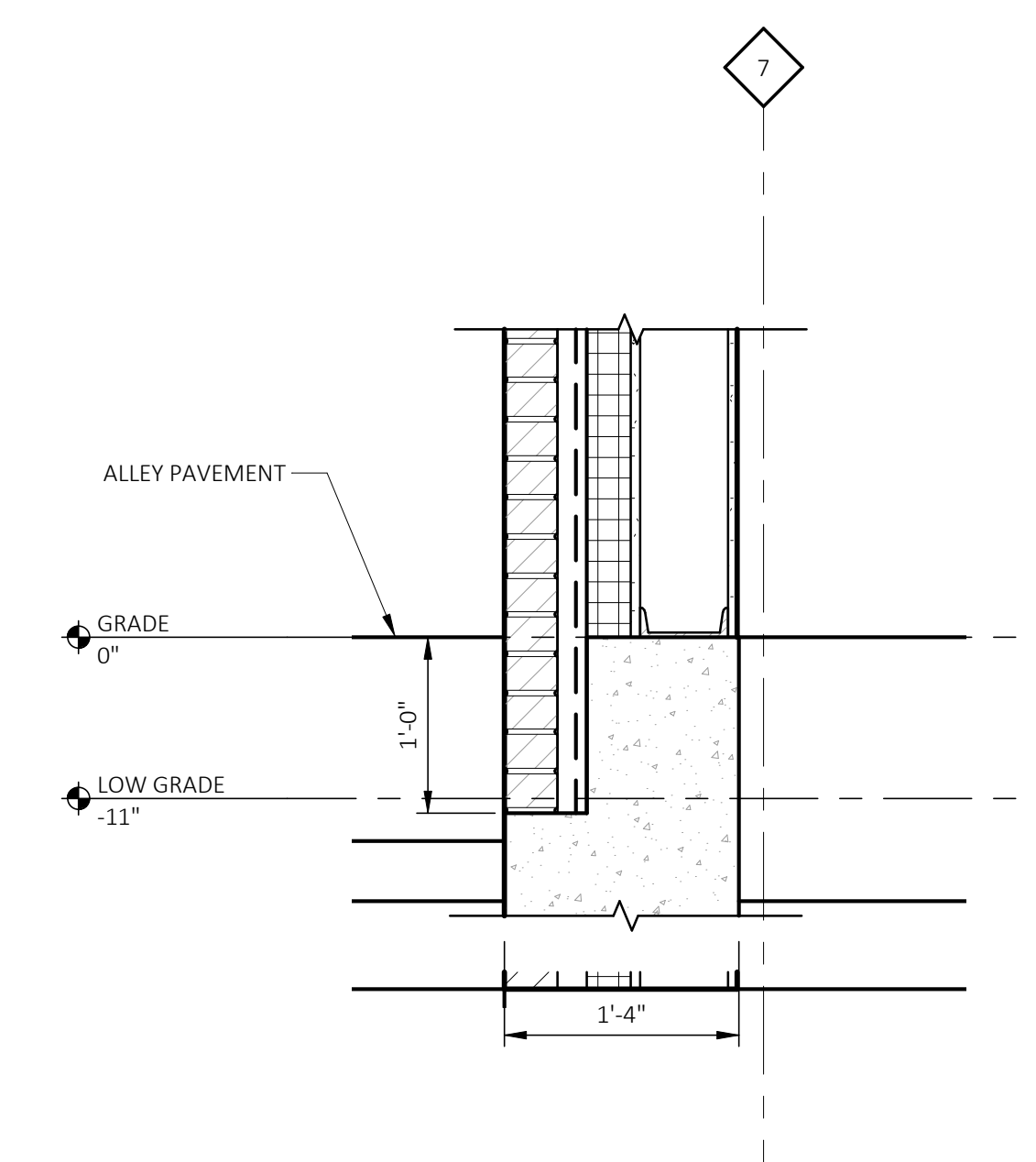
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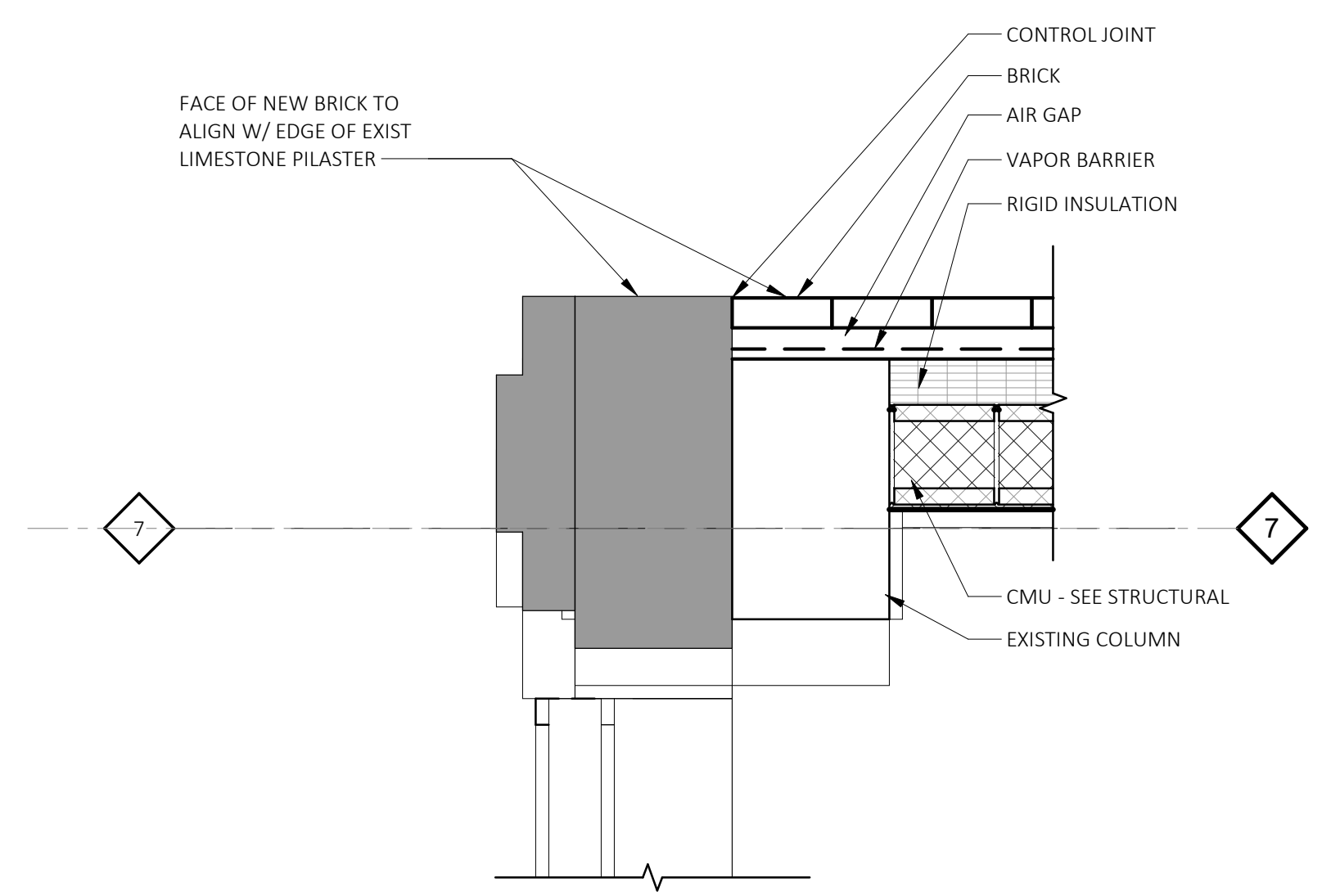
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Revision	Date
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Project Number	2020043
Sheet Title	EXTERIOR WALL SECTIONS
Sheet Number	<b>A312</b>



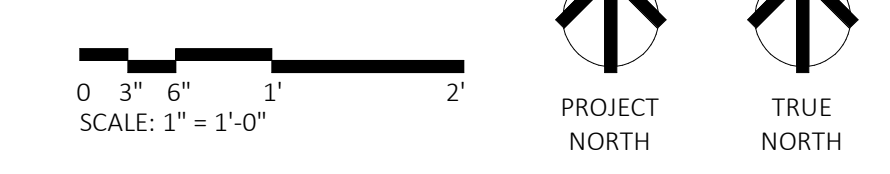
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 A313 SCALE: 1" = 1'-0"  
 REFERENCE LOCATIONS: A311



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



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



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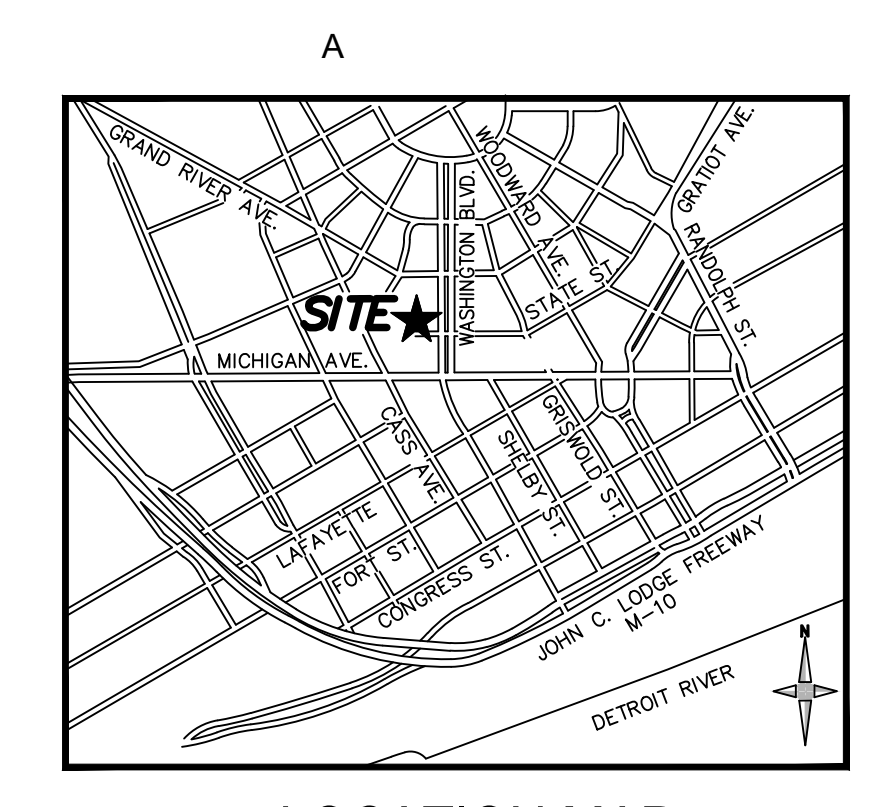
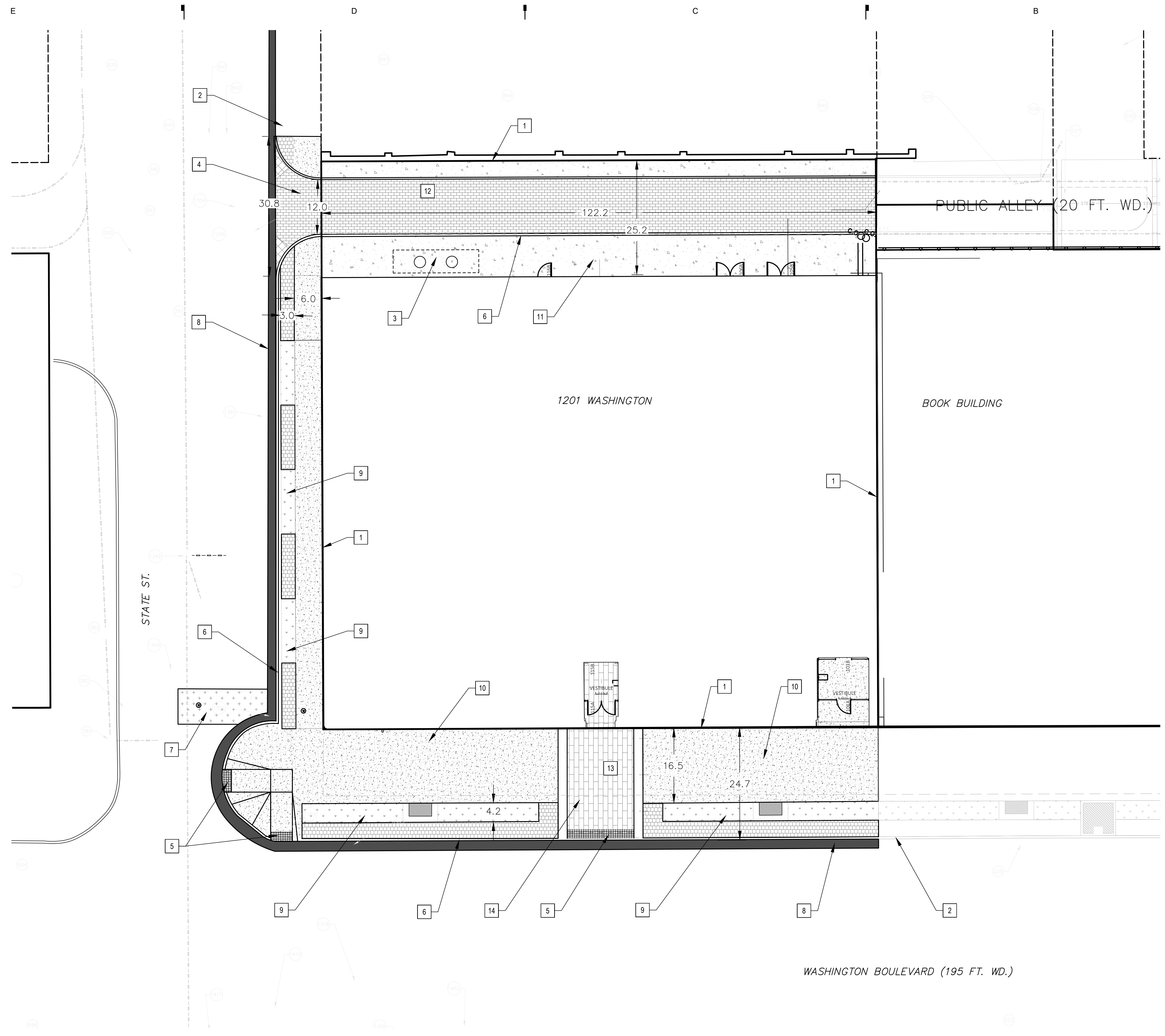
Project Number 2020043

Sheet Title  
**EXTERIOR WALL  
 SECTIONS**

Sheet Number

**A313**

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**LOCATION MAP**  
(NOT TO SCALE)

**PAVING PLAN - LEGEND**

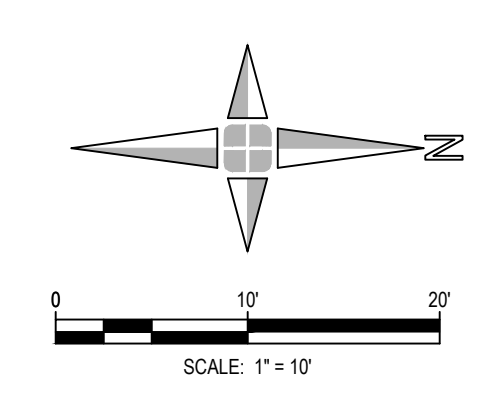
COMPOSITE PAVEMENT REPAIR	
ASPHALT PAVEMENT REPAIR	
LANDSCAPE	
CONCRETE SIDEWALK PAVEMENT	
CONCRETE ALLEY PAVEMENT	
COBBLE PAVERS	
PERMEABLE PAVERS	
LIMESTONE PAVERS - TYPE A	
LIMESTONE PAVERS - TYPE B	

**PAVING PLAN - KEY NOTES**

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

OLD Plan - Revised Paving Plan on following page

**1 PAVING PLAN**  
C-400 1" = 10'



Architect  
**KraemerDesignGroup**

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Consultant  
**GIFFELS WEBSTER**

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Owner  
**INNOVATIVE PROPERTY PARTNERS LLC**  
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DETROIT, MI

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1201 WASHINGTON BLVD.  
DETROIT, MI

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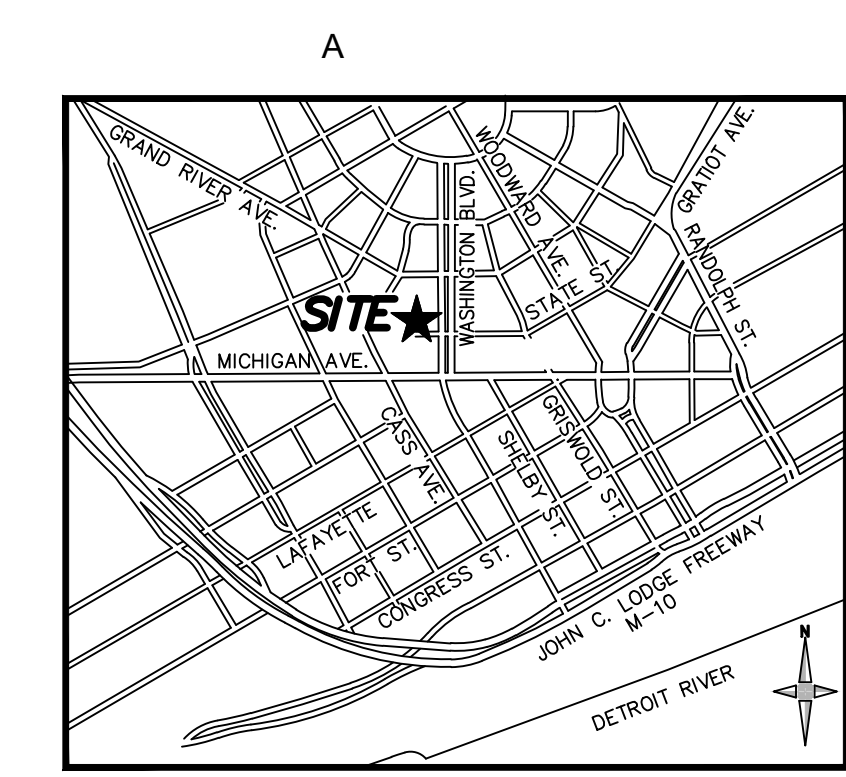
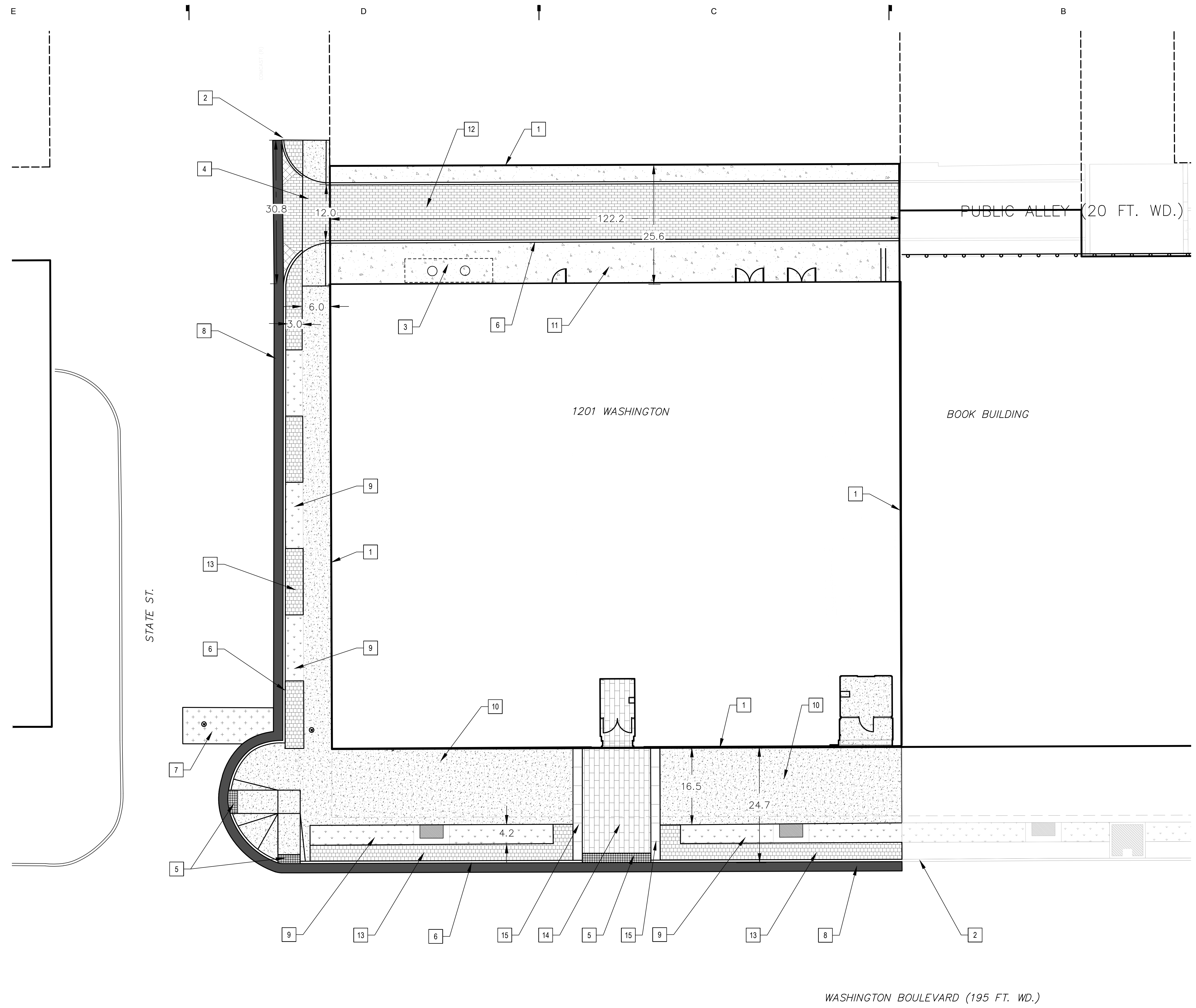
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SCHEMATIC DESIGN	12-10-20

Revision	Date
Date	
Project Number	19917-000
Sheet Title	<b>PAVING PLAN</b>
Sheet Number	<b>C-400</b>

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# 05-10-22 Revised Paving Plan



LOCATION MAP  
( NOT TO SCALE )

**PAVING PLAN - LEGEND**

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

**PAVING PLAN - KEY NOTES**

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- 3 PROPOSED LOCATION FOR NEW DTE NETWORK/TRANSFORMER PEDESTAL
- 4 NEW DRIVE APPROACH WITH 6" CONCRETE SIDEWALK ON BOTH SIDES, SEE DETAIL SHEET X-XXX, TYP.
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- 6 NEW GRANITE CURB, SEE DETAIL SHEET X-XXX, TYP.
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- 9 NEW LANDSCAPE, SEE SHEET X-XXX, TYP.
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- 11 NEW CONCRETE ALLEY PAVEMENT, SEE DETAIL SHEET X-XXX, TYP.
- 12 NEW COBBLE PAVERS, SEE DETAIL SHEET X-XXX, TYP.
- 13 NEW PERMEABLE PAVERS (6" X 12"), SEE DETAIL SHEET X-XXX, TYP.
- 14 NEW LIMESTONE PAVERS - TYPE A (18" X 24"), SEE DETAIL SHEET X-XXX, TYP.
- 15 NEW LIMESTONE PAVERS - TYPE B (24" X 36"), SEE DETAIL SHEET X-XXX, TYP.

**KraemerDesignGroup**  
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**GIFFELS WEBSTER**  
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SCHEMATIC DESIGN	12-10-20

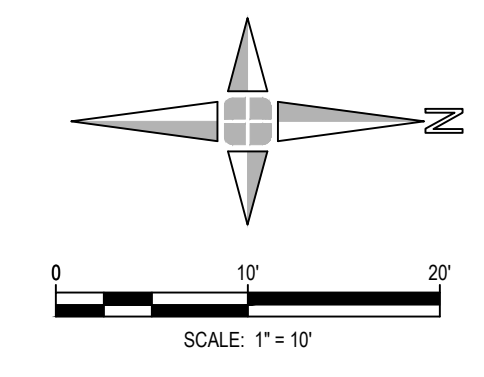
Revision	Date

Project Number	19917-00D
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Sheet Title  
**PAVING PLAN**

Sheet Number  
**C-400**

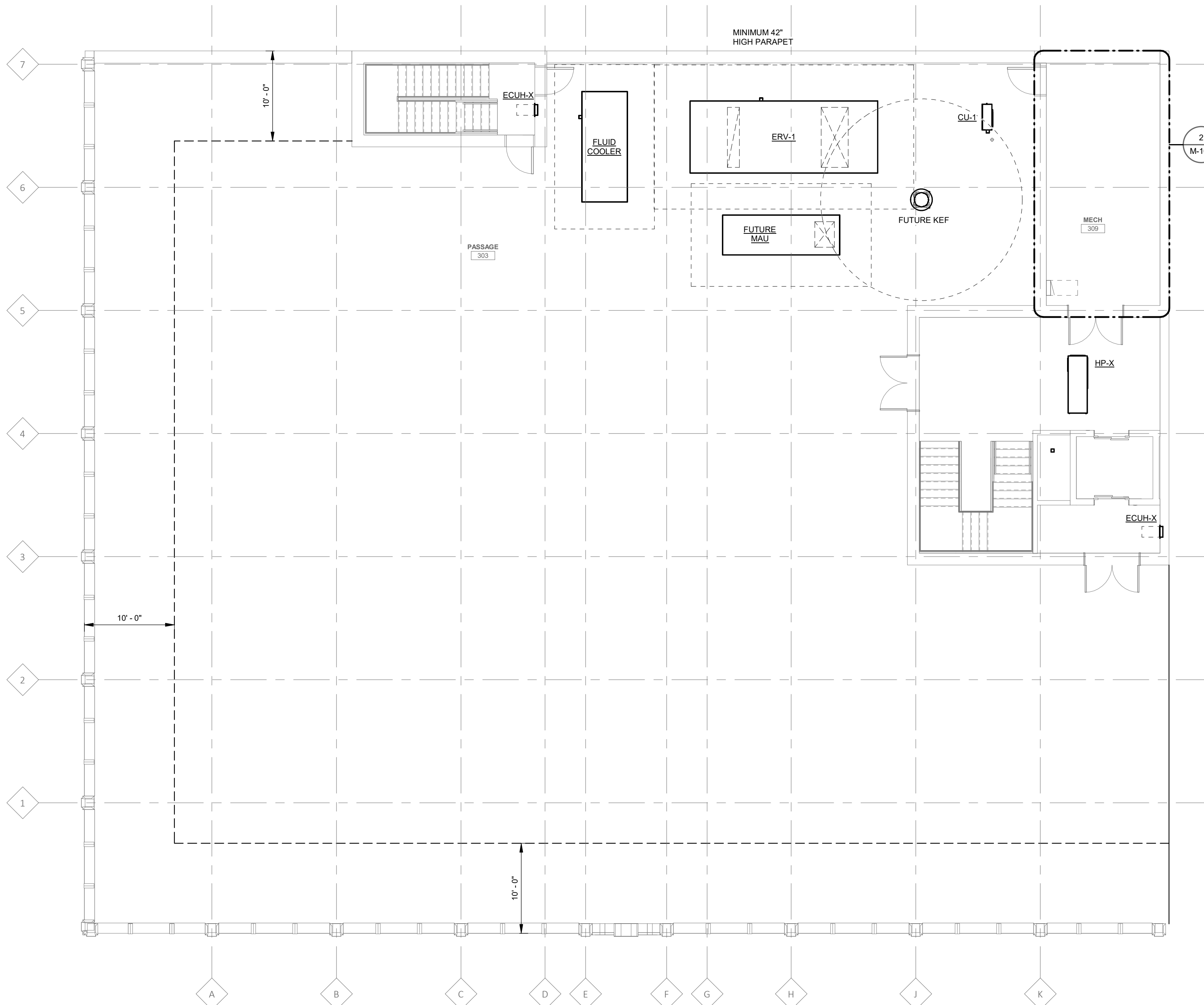
**1 PAVING PLAN**  
C-400  
1" = 10'



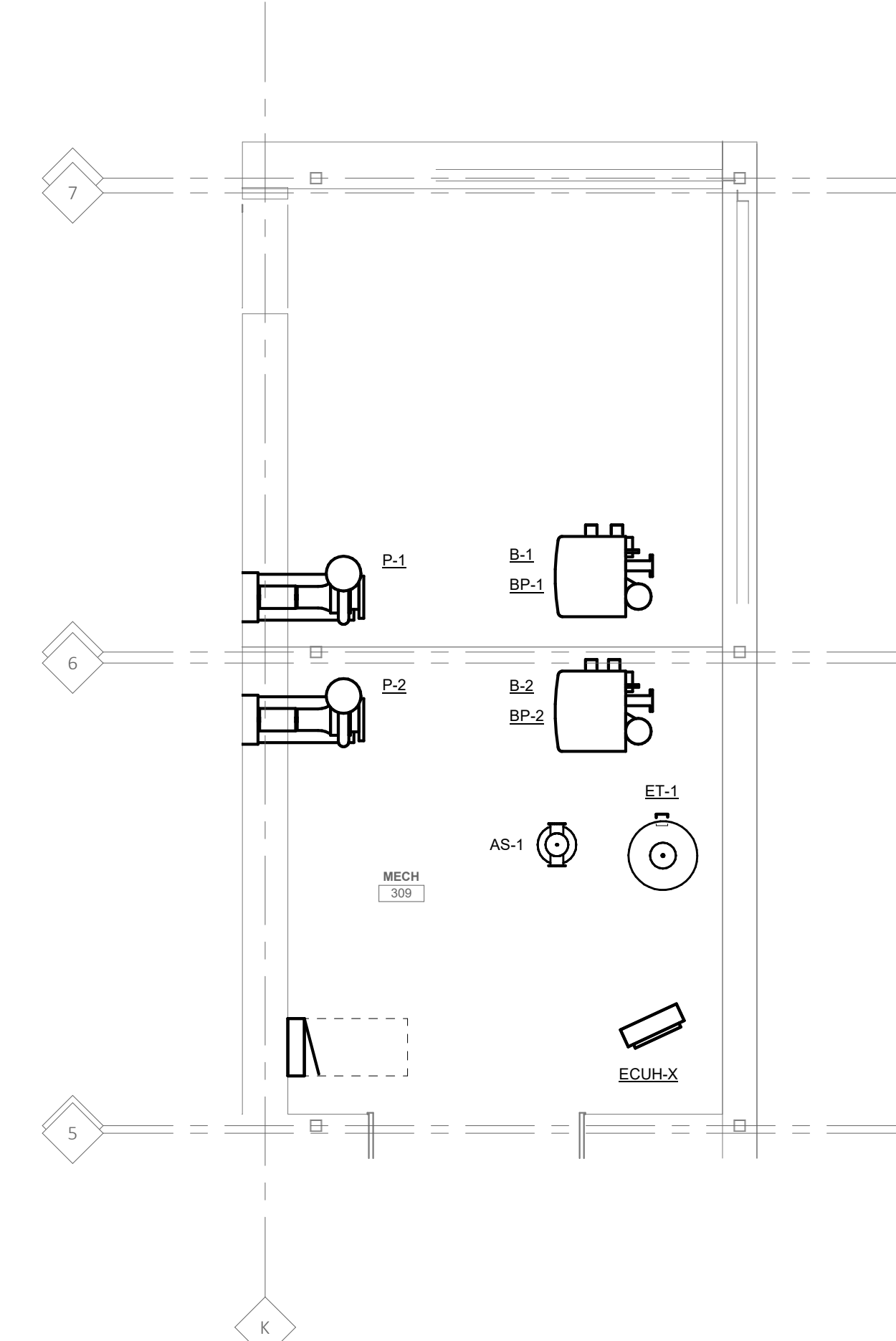
### HVAC GENERAL NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. PROVIDE HVAC SYSTEMS COMPLETE PER SPECIFICATION, SMACNA STANDARDS, AND PER APPLICABLE CODES INCLUDING ALL NECESSARY OFFSETS, FITTINGS, SPECIAL RADII OR MITERED ELBOWS WHICH ARE REQUIRED DUE TO SPACE CONSTRAINTS OR STRUCTURAL CONDITIONS OR OTHER CONDITIONS.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER TRADES. ALL DUCTWORK IS TO BE ROUTED AS HIGH AS POSSIBLE. PROVIDE ACCESS AROUND ALL NEW EQUIPMENT PER MANUFACTURERS RECOMMENDATIONS. VERIFY ALL CLEARANCES PRIOR TO THE FABRICATION OF ANY WORK.
- DUCTWORK/PIPING SHALL BE ROUTED AS HIGH AS POSSIBLE AND SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT/PANELS. PROVIDE REQUIRED CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT. DUCTWORK/PIPING SHALL NOT INTERFERE WITH ELECTRICAL EQUIPMENT CLEARANCE.
- DUCTWORK/PIPING SHALL NOT BE INSTALLED IN A LOCATION THAT RESTRICTS THE ACCESS TO MECHANICAL DEVICES REQUIRING ACCESS.
- THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL, ETC. FOR THE PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS.
- COORDINATE FLOOR, WALL, ROOF PENETRATIONS, LOUVER SIZES, PAD LOCATIONS ETC. WITH ARCHITECTURAL TRADES. SEAL ALL PIPING AND DUCT PENETRATIONS.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF GRILLES, REGISTERS, AND DIFFUSERS.
- COORDINATE AND PROVIDE ACCESS DOORS IN HARD CEILING AREAS FOR ACCESS TO BALANCING DAMPERS, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
- BRANCH DUCTWORK TO GRILLES, REGISTERS AND DIFFUSERS SHALL BE THE SAME SIZE AS THE GRILLE, REGISTER OR DIFFUSER NECK SIZE WHERE NO DUCT SIZE IS INDICATED ON PLAN.
- MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL BE 5'-0".
- FOR EQUIPMENT VALVING, COMPONENT, AND PIPING ARRANGEMENT, REFER TO PIPING DIAGRAMS AND DETAILS.
- PAINT ALL VISIBLE INTERIOR SURFACES OF EXHAUST/RETURN GRILLES, REGISTERS AND VISIBLE ASSOCIATED DUCTWORK FLAT BLACK.
- THE CEILING SPACE IS USED AS A RETURN AIR PLENUM. NO PLASTIC MATERIALS INCLUDING PVC PIPING, CONDUIT, WIRING, ETC. SHALL BE USED. ALL MATERIAL IN THE CEILING SPACE IS TO BE PLENUM RATED.
- PROVIDE CODE REQUIRED CLEARANCE ACCESS DOORS FOR DAMPERS, VALVES, AND CLEANOUTS LOCATED IN WALLS OR ABOVE HARD CEILINGS. COORDINATE LOCATIONS WITH ARCHITECT. REFER TO ARCHITECTURAL PLANS FOR CEILING TYPES.
- DUCTWORK TO AND FROM VAV BOXES/TERMINAL UNITS SHALL BE EQUAL TO THE BOX CONNECTIONS SIZES UNLESS INDICATED OTHERWISE.
- CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURERS CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR EQUIPMENT FURNISHED.
- ALL BRANCH PIPING TO TERMINAL UNITS TO BE 3/4" UNLESS OTHERWISE NOTED.

### HVAC KEYED NOTES



**PENTHOUSE AND LOWER ROOF MECHANICAL PLAN**  
 SCALE: 1/8" = 1'-0"



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



VIEW ACROSS THE STREET

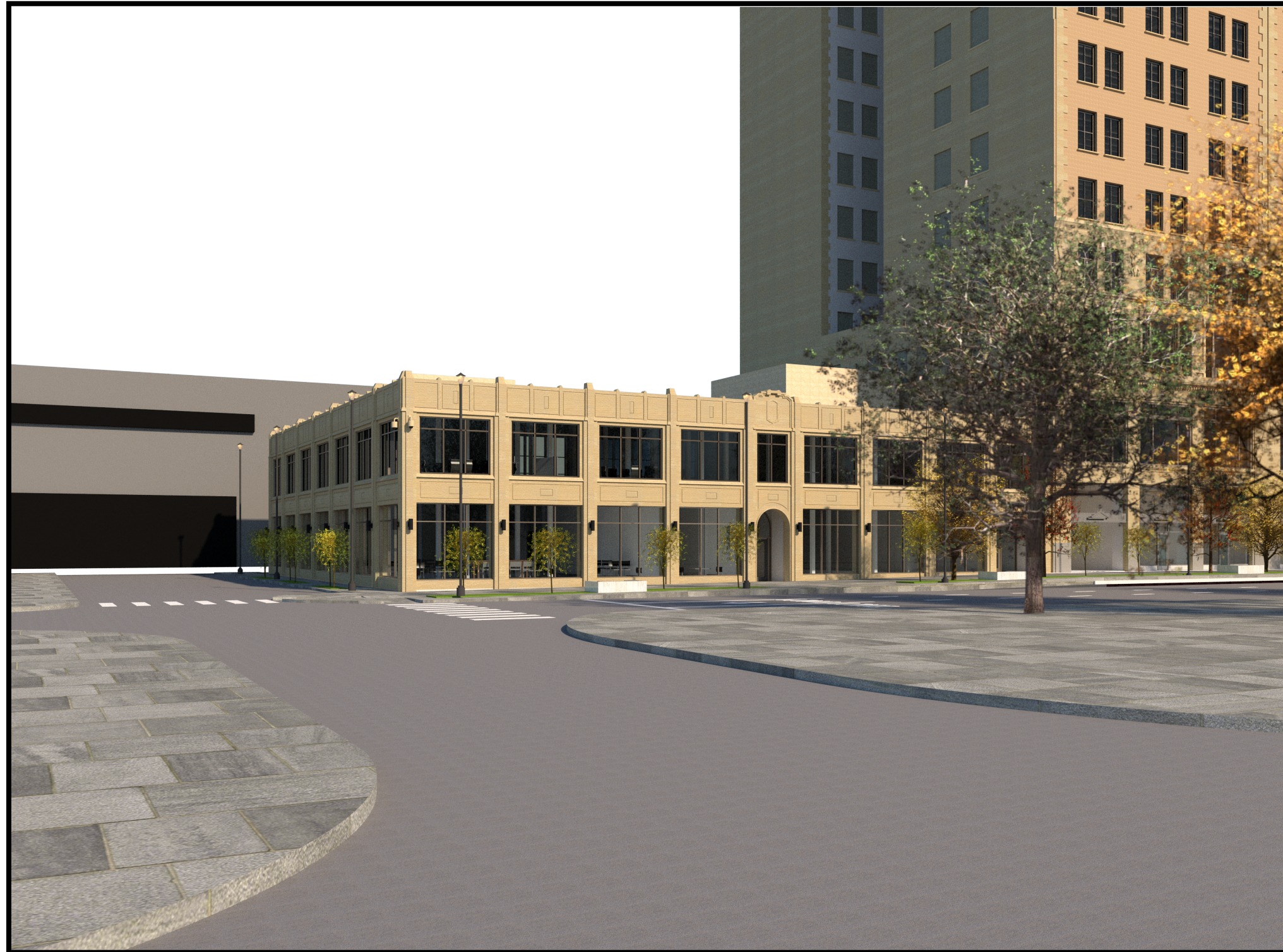




VIEW DOWN ALLEY







VIEW AT STATE AND WASHINGTON





VIEW ACROSS STATE STREET

