

# FOWLER BUILDING

Bedrock Management Services, LLC  
1225 Woodward Ave, Detroit, MI, 48226



## HISTORIC DISTRICT COMMISSION REVIEW SET 06.17.2020

### DRAWING INDEX

HISTORIC DRAWINGS		
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H000	COVER	06/17/20
H100	GROUND FLOOR AND TYP. UPPER FLOOR PLANS	06/17/20
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C O D E DATA	
<b>CODES OF JURISDICTION</b>	
1. 2015 MICHIGAN REHAB CODE FOR BUILDINGS, 2015 MICHIGAN BUILDING CODE (AS REF. BY MRCEB)	
2. 2015 MICHIGAN PLUMBING CODE	
3. 2015 MICHIGAN MECHANICAL CODE	
4. 2014 NATIONAL ELECTRICAL CODE (NEC) (WITH 2011 MICHIGAN ELECTRICAL CODE)	
5. AMERICANS WITH DISABILITY ACT - ACCESSIBILITY GUIDELINES (ADAAG)	
<b>BUILDING DATA</b>	
9 STORIES (8 ABOVE GRADE)	
HEIGHT: 113'	
TOTAL GROSS SQUARE FOOTAGE: 51,675 SF	
USE GROUP: B (BUSINESS) & M (MERCANTILE)	
CONSTRUCTION TYPE:	
FIRE SUPPRESSION TYPE : FULLY SPRINKLERED	

### PROJECT TEAM

**ARCHITECT:**  
QUINN EVANS ARCHITECTS  
4219 WOODWARD AVE., SUITE 301  
DETROIT, MI 48201  
313.462.2550

**STRUCTURAL ENGINEER:**  
IMEG / DESAI-NASR  
6765 DALY RD  
WEST BLOOMFIELD TWP, MI 48322  
248.932.2010

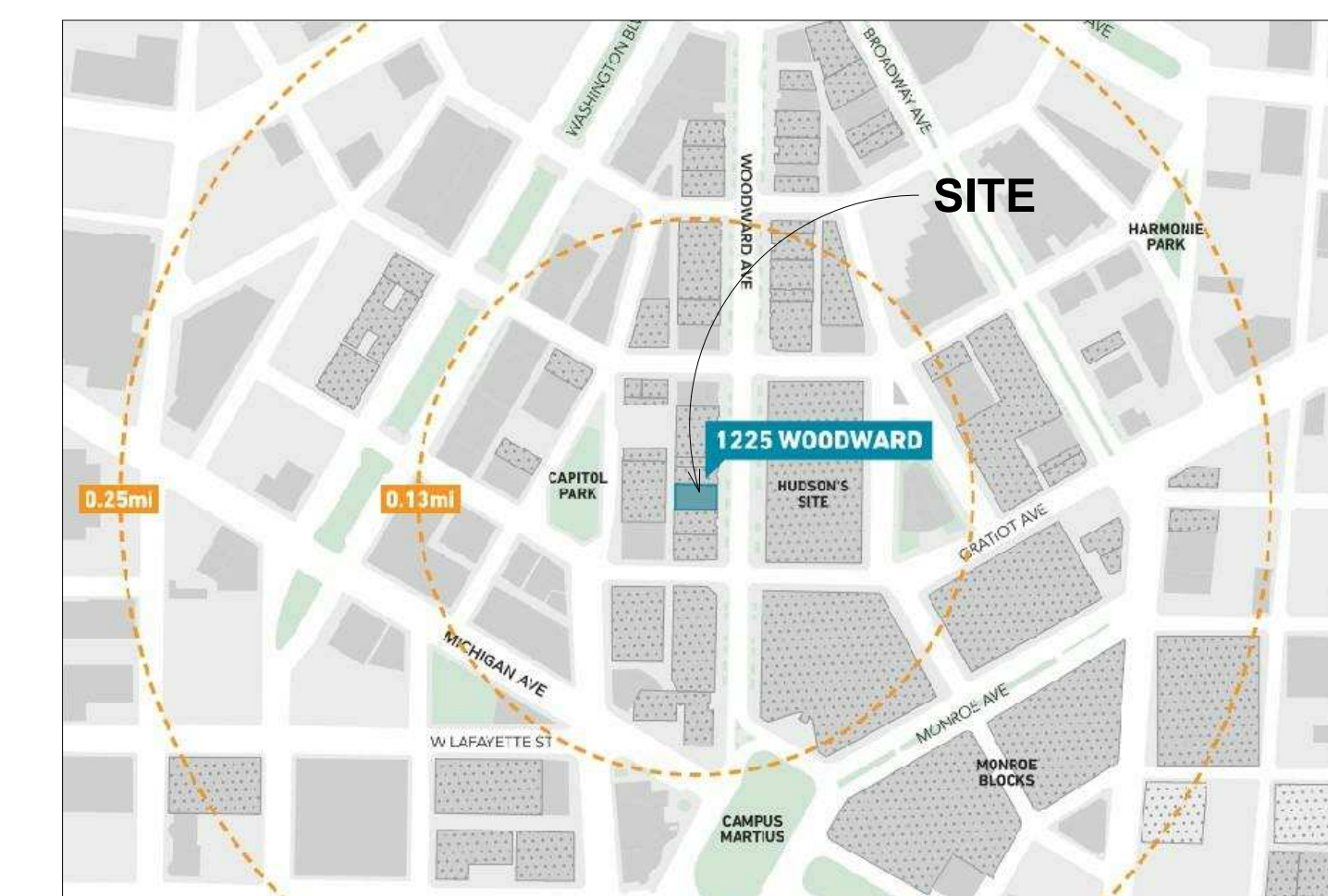
**MEP ENGINEER:**  
POTAPA - VAN HOESEAR  
47810 VAN DYKE AVE  
SHELBY CHARTER TWP, MI 48317  
586.997.0922

**OWNER:**  
BEDROCK MANAGEMENT SERVICES, LLC  
630 WOODWARD AVE  
DETROIT, MI 48226  
313.310.8744

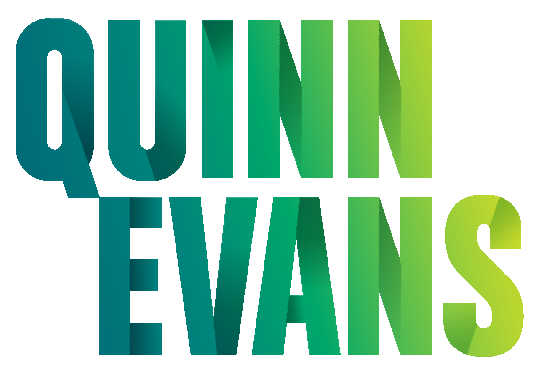
**HISTORIC TAX CREDIT CONSULTANT:**  
KRAEMER DESIGN GROUP, INC  
1420 BROADWAY ST  
DETROIT, MI 48226  
313.965.3399

**SIGNAGE CONSULTANT:**  
NICOLSON ASSOCIATES  
40 W HOWARD ST, SUITE 309  
PONTIAC, MI 48342  
248.930.3723

### VICINITY MAPS



**LOCATION MAP**



4219 WOODWARD AVE  
SUITE 301  
DETROIT, MI 48201  
v 313.462.2550

QUINNEVANS.COM

NOT FOR CONSTRUCTION

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PROJECT MANAGER:	DRN	BY
Checker		Author

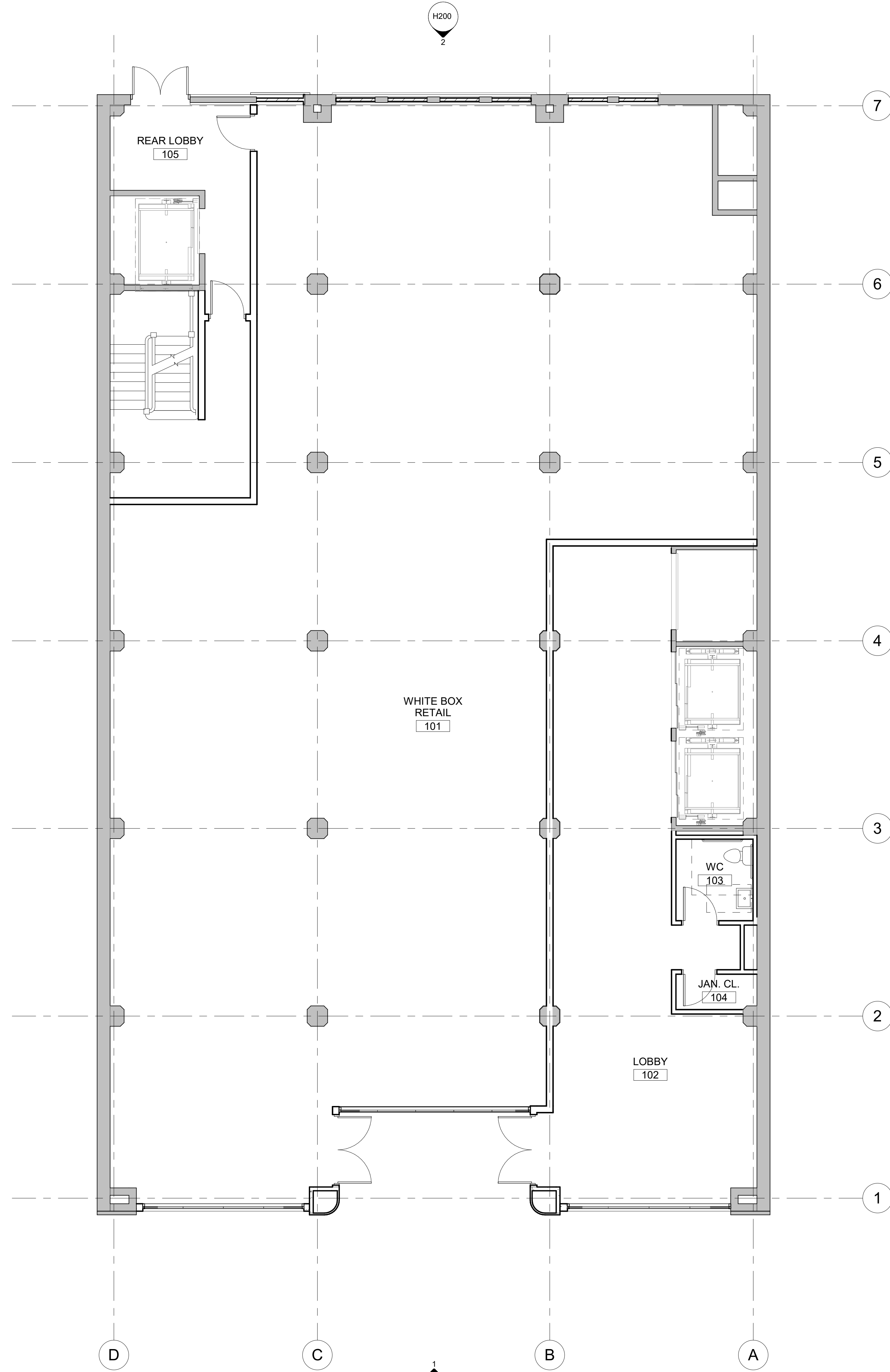
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06.17.20

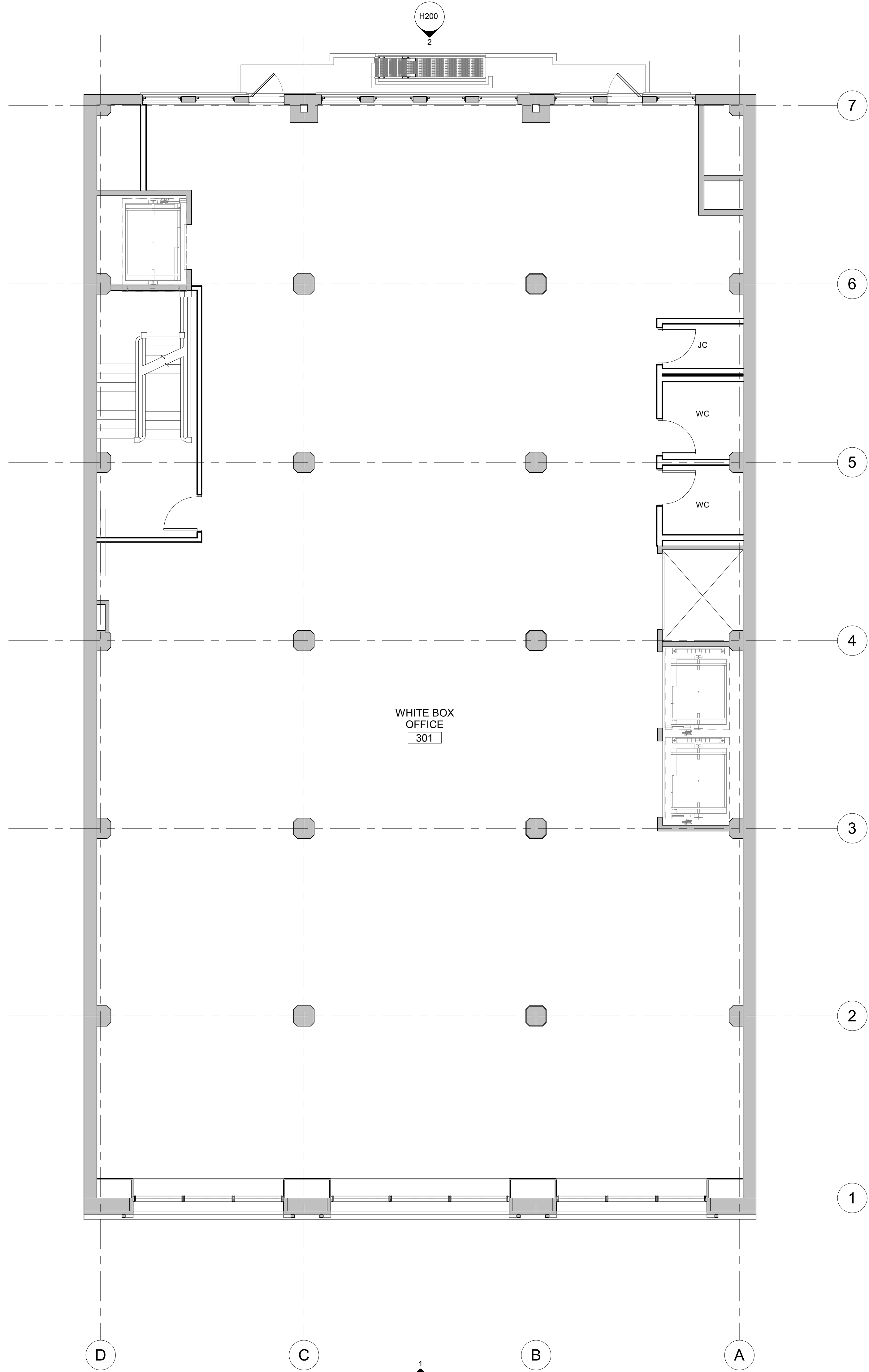
COVER

**H000**

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1
H100
**01 FIRST FLOOR PLAN\_HISTORIC**  
 3/16" = 1'-0"



2
H100
**03 THIRD FLOOR AND TYP. UPPER FLOOR PLAN\_HISTORIC**  
 3/16" = 1'-0"

**GENERAL NOTES**

1. TREAT EXISTING MATERIALS AS IRREPLACEABLE. DO NOT REMOVE, ALTER, DISFIGURE, OR OTHERWISE DAMAGE EXISTING BUILDINGS, MATERIALS, ELEMENTS, OR FINISHES UNLESS SPECIFICALLY INDICATED HEREIN OR DIRECTED BY THE ARCHITECT. PROVIDE TEMPORARY PROTECTION FOR EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION ACTIVITIES.
2. EXISTING DRAWINGS ARE BASED ON LIMITED FIELD INVESTIGATION. VARYING AND HIDDEN CONDITIONS MAY EXIST. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS PRIOR TO COMMENCING WORK.
3. NOTIFY ARCHITECT AND OWNER IF REMOVAL OF EXISTING ELEMENTS WILL RESULT IN UNSTABLE CONDITIONS OF EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED.

**WHITE BOX**

ALL UTILITIES TO BE BROUGHT TO WHITE BOX SPACES (MECH. ELECTRICAL, IT, ETC). DISTRIBUTION WITHIN SPACES TO OCCUR AS PART OF TENANT BUILD OUT.

TEMPORARY LIGHTING WILL BE PROVIDED UNTIL PERMANENT TENANT LIGHTING IS IN PLACE.

THE BUILDING WILL BE FULLY SPRINKLED

EXISTING STAIRS AND ELEVATORS WILL BE RESTORED AND UTILIZED FOR EGRESS AND ACCESS THROUGHOUT THE BUILDING. NEW ELEVATOR CARS AND MACHINES WILL BE PROVIDED.

**GROUND FLOOR:**

THE GROUND FLOOR AND BASEMENT WILL BE DEVELOPED TO A WHITE BOX LEVEL.

THE EXISTING PLASTER FINISHES COVERING WALLS, BEAMS, COLUMNS AND CEILINGS ARE DETERIORATED OR MISSING THROUGHOUT THE FIRST FLOOR. DAMAGED AND DELAMINATED PLASTER WILL BE CAREFULLY REMOVED. ALL SOUND PLASTER WILL BE RETAINED.

EXISTING TERRAZZO FLOORING IN RECESSED ENTRY WILL BE RETAINED AND REPAIRED.

ALL FINISH WORK WILL OCCUR AS PART OF THE TENANT BUILD OUT, WITH THE EXCEPTION OF THE LOBBY WHICH WILL INCLUDE REPAIR OF THE PLASTER FINISHES.

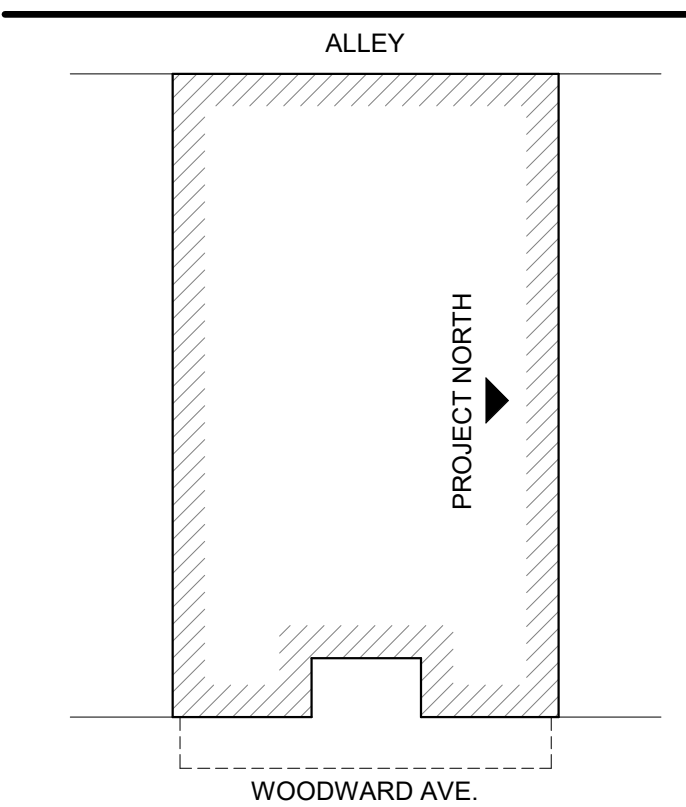
**TYPICAL OFFICE FLOOR:**

FLOORS 2 - 8 WILL BE DEVELOPED TO A WHITE BOX LEVEL AS PART OF THIS PROJECT.

THE EXISTING PLASTER FINISH COVERING WALLS, BEAMS, COLUMNS AND CEILINGS ARE DETERIORATED OR MISSING THROUGHOUT THE BUILDING. DAMAGED AND DELAMINATED PLASTER WILL BE REMOVED. SOUND PLASTER TO REMAIN. ALL SURFACES PREVIOUSLY COVERED IN PLASTER WILL BE FURRED OUT AND COVERED IN GYPSUM WALL BOARD.

FLOORS WILL BE PREPARED TO RECEIVE A NEW FINISH.

**KEY PLAN:**



4219 WOODWARD AVE  
SUITE 301  
DETROIT, MI 48201

V 313.462.2350

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GROUND FLOOR AND  
TYP. UPPER FLOOR  
PLANS

**H100**

REFER TO SHEETS H601 - H602 FOR WINDOW SCOPE



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**HISTORIC TERRA COTTA TREATMENT**

**CRACKED UNITS:** MINOR CRACKING TO BE PATCHED AND GLAZED WHERE POSSIBLE. MAJOR CRACKING AND DISPLACEMENT OF UNITS IS APPARENT AT THE HEADS OF OPENINGS, AND WILL REQUIRE FULL UNIT REPLACEMENT AT THESE LOCATIONS. REFER TO STRUCTURAL FOR DAMAGE CREATED BY STEEL CORROSION.

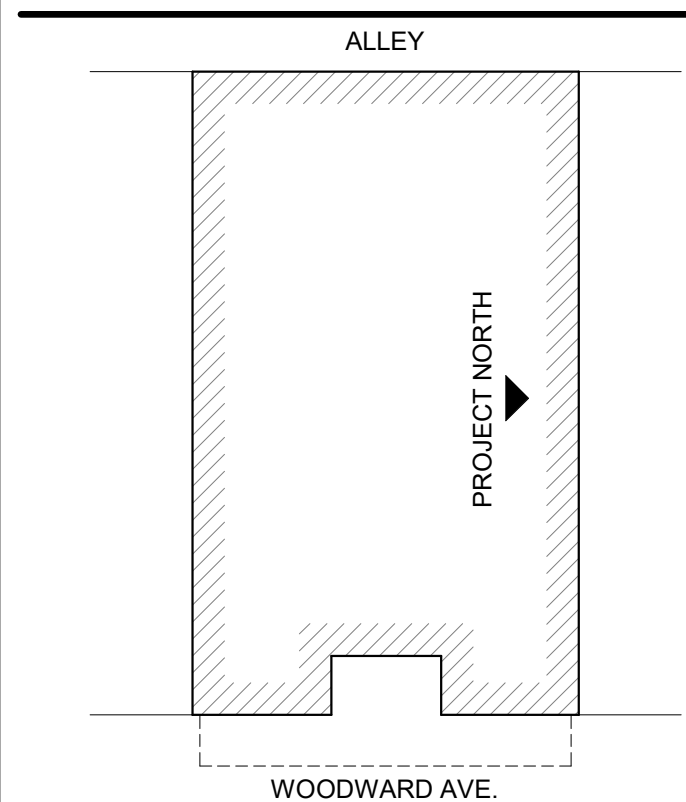
**SPALLED UNITS:** UNITS TO BE PATCHED WITH SPECIFIED COMPOUND AND GLAZING. TROWELED COMPOUND AND GLAZED FINISH TO MATCH EXISTING TERRA COTTA COLOR AND TEXTURE.

**HOLES FROM PREVIOUS ANCHORS AND ATTACHMENTS TO THE EXISTING TERRA COTTA TO BE PATCHED AND GLAZED. ANY EXISTING AND UNNECESSARY ANCHORS OR ATTACHMENTS REMAINING TO BE REMOVED AND PATCHED.**

ASSUME 100% OF EXISTING TERRA COTTA TO BE CLEANED OF ENVIRONMENTAL FERROUS, AND STAINING BY PAINT WITH THE APPROPRIATE CLEANING AGENT. ALL EXISTING SEALANTS OR OTHER ADHESIVES TO BE SCRAPPED AND CLEANED FROM TERRA COTTA SURFACE PRIOR TO RESTORATION OF WINDOWS, CANOPY, OR OTHER COMPONENTS ABUTTING THE TERRA COTTA.

ASSUME 100% RAKING AND REPOINTING AT EXISTING MORTAR JOINTS.

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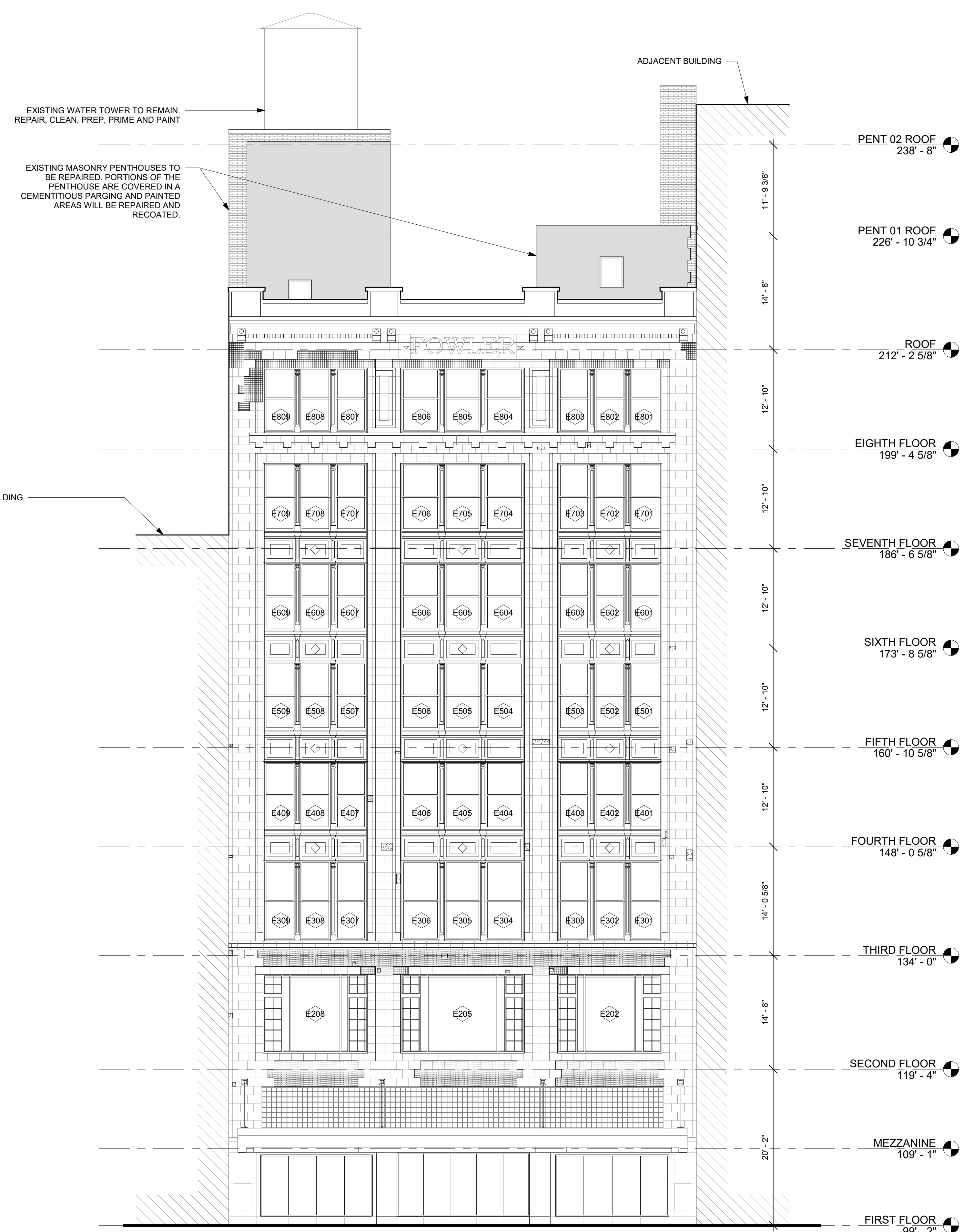
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EXTERIOR ELEVATIONS

**H200**



**2 WEST ELEVATION (ALLEY) HISTORIC**  
1/8" = 1'-0"



**1 EAST ELEVATION (WOODWARD) HISTORIC**  
1/8" = 1'-0"

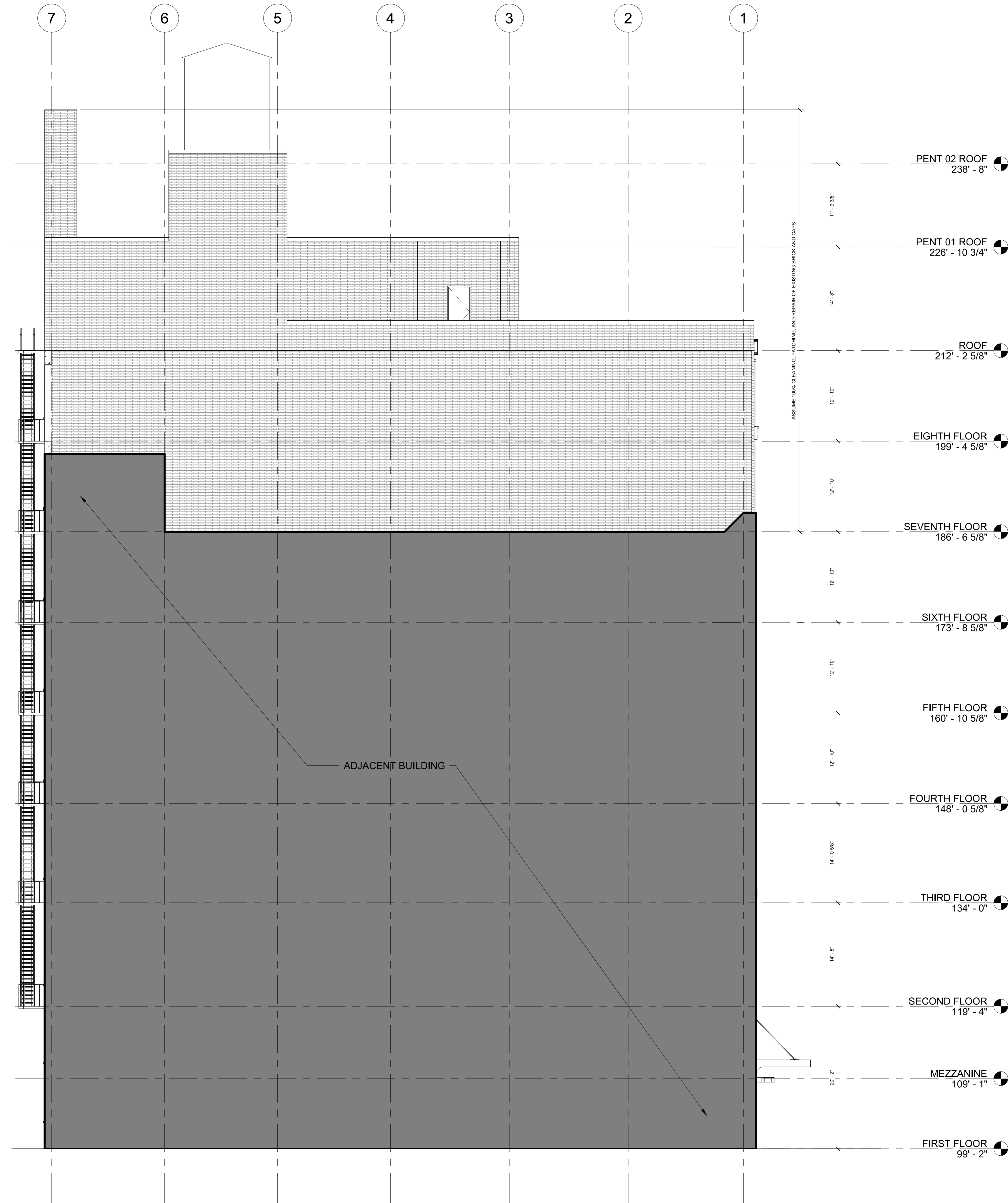
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**1 SOUTH ELEVATION\_HISTORIC**  
H201 1/8" = 1'-0"

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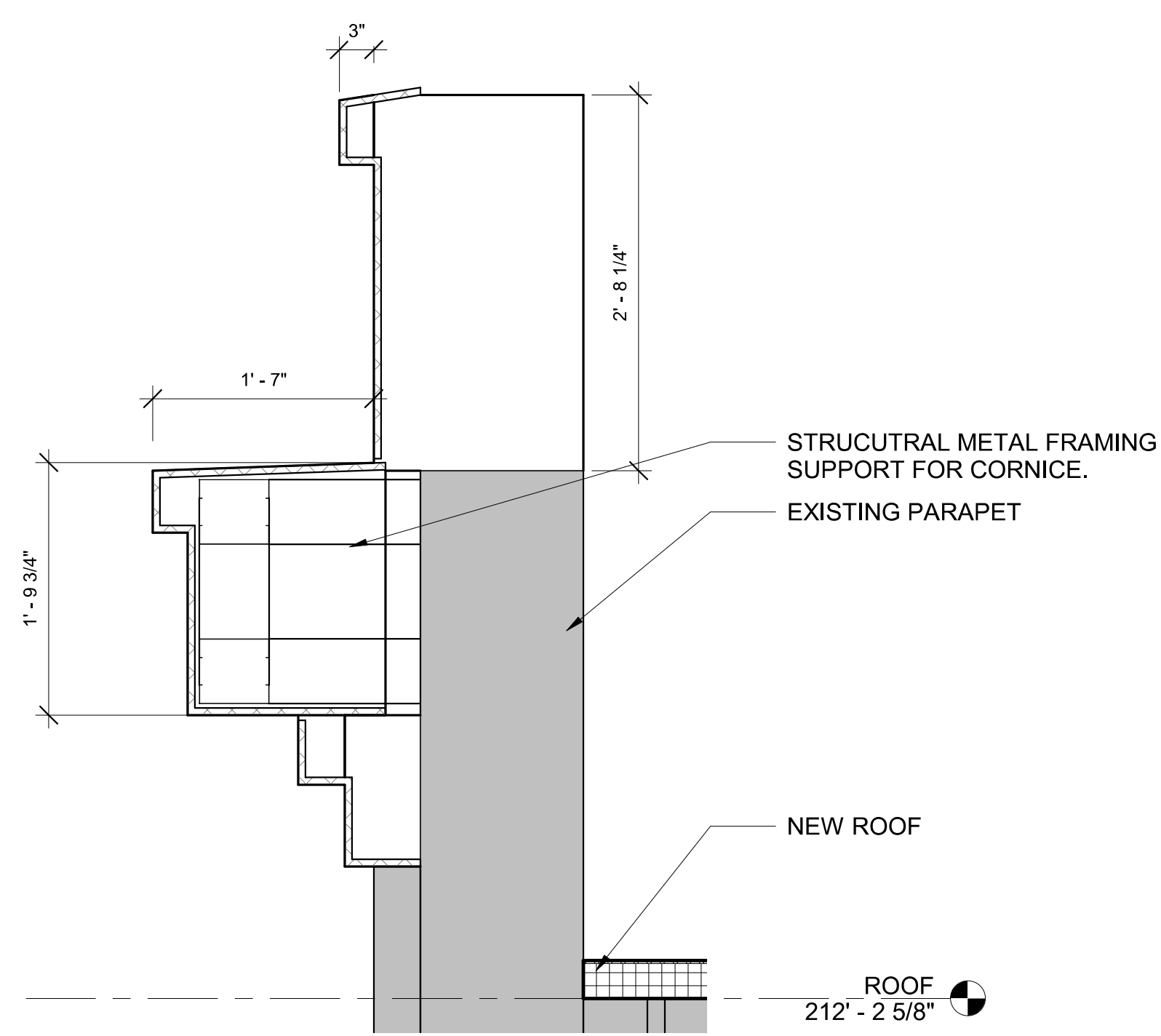
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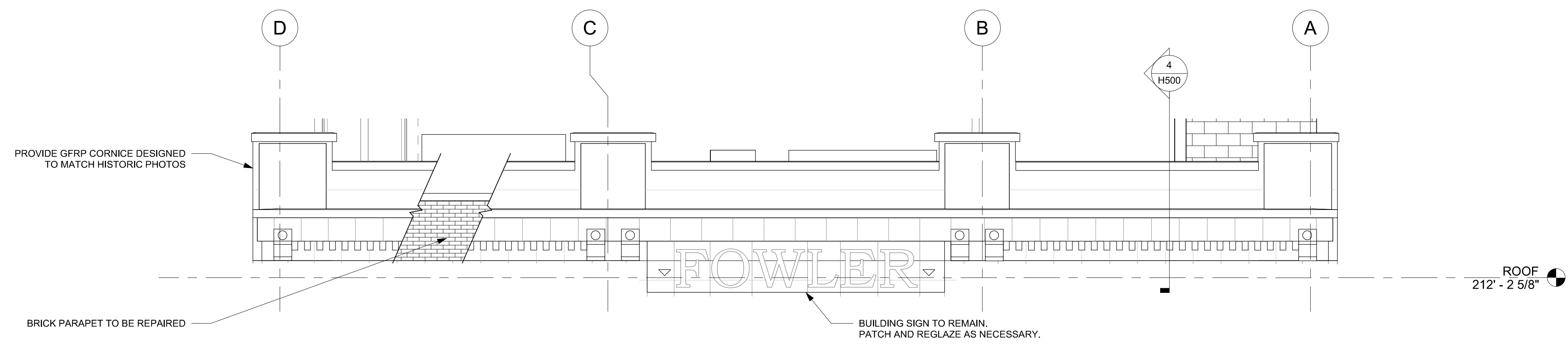
EXTERIOR  
ELEVATIONS

**H201**

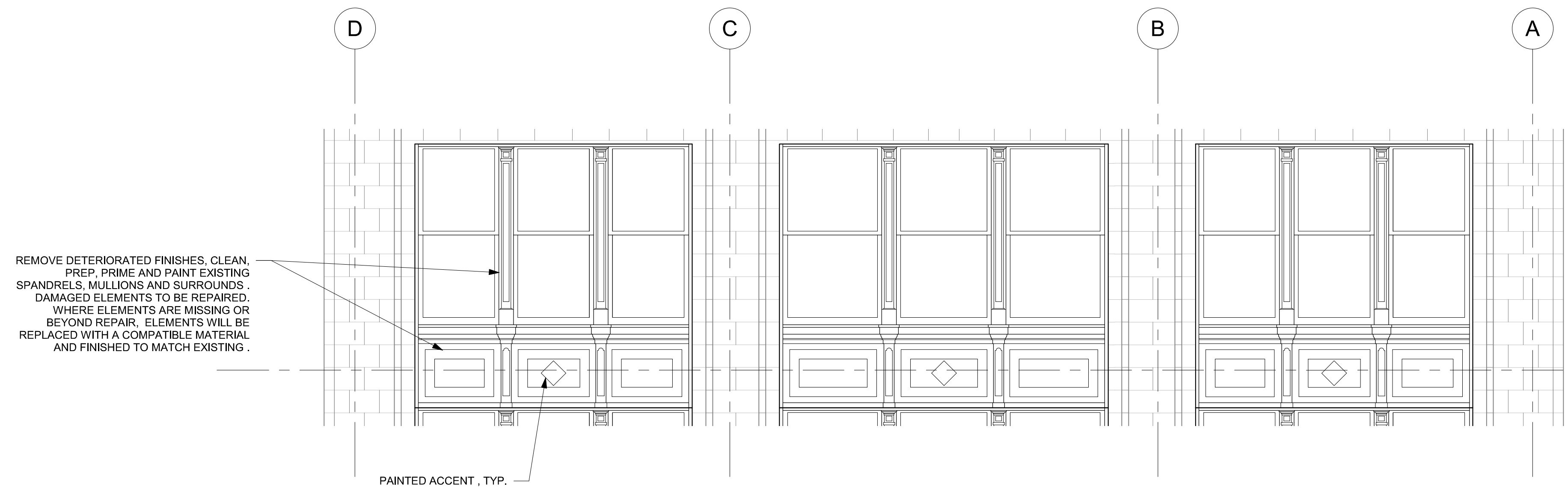
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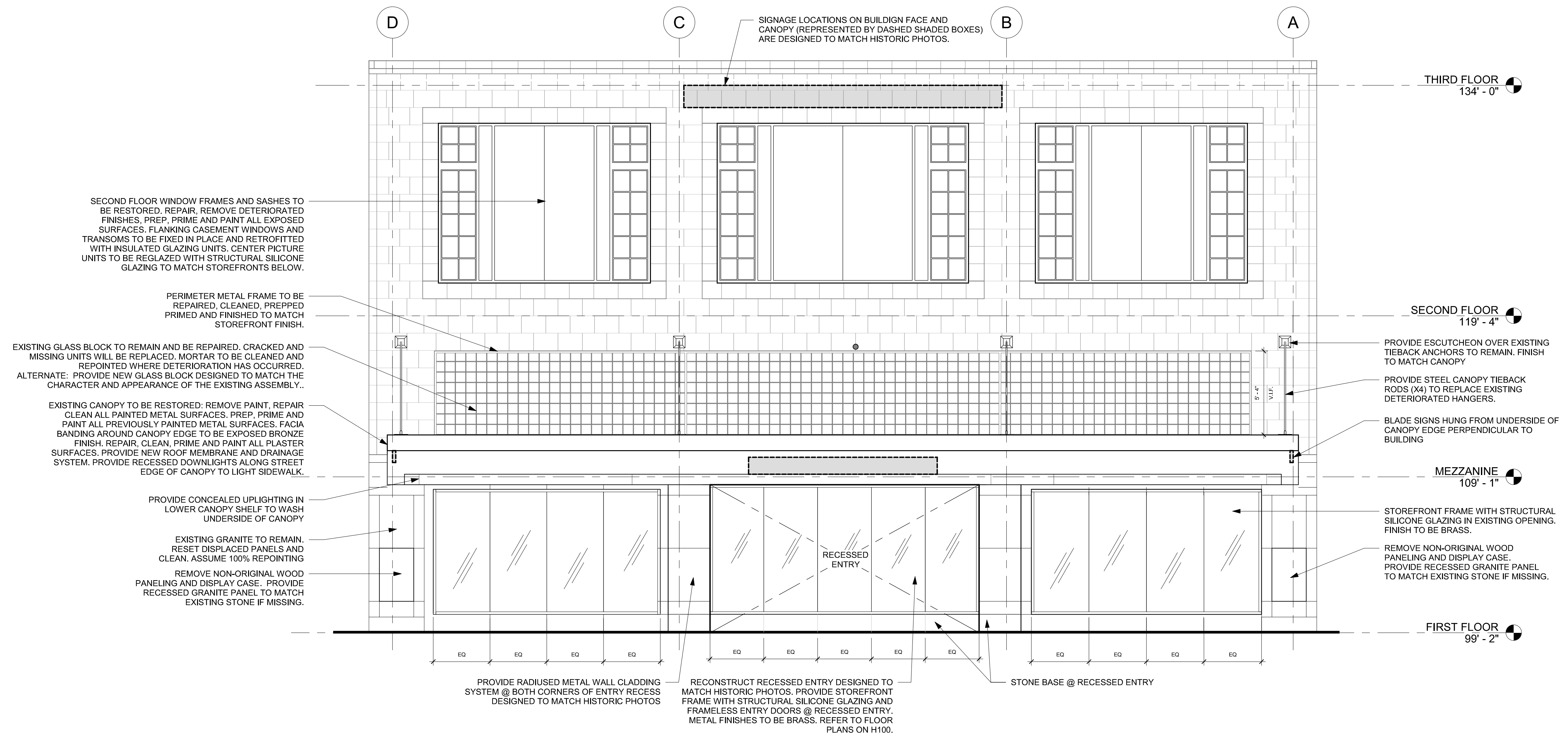
**4 SECTION THROUGH CORNICE PARAPET**  
H500 1" = 1'-0"



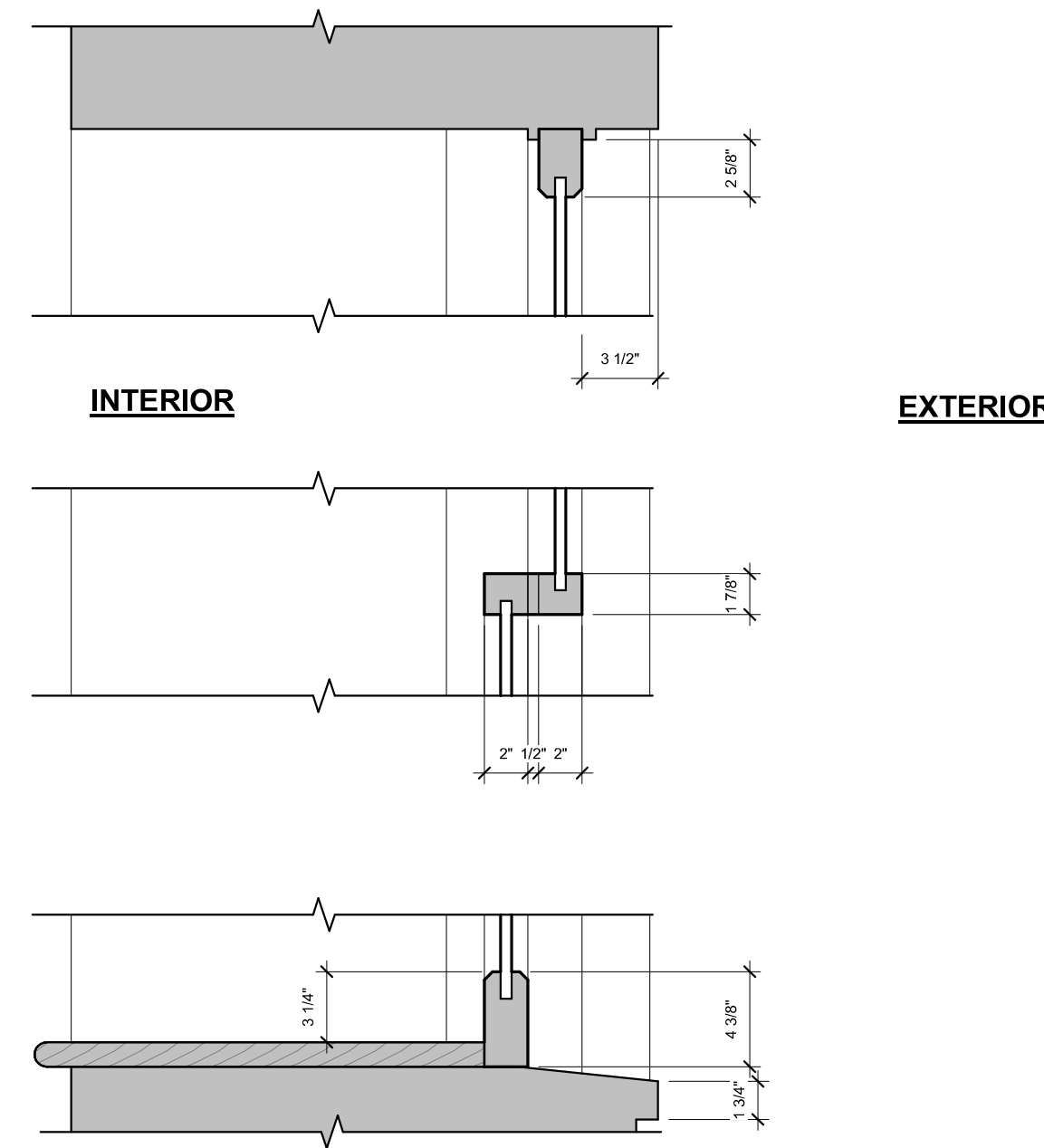
**3 EAST ELEVATION - ENLARGED CORNICE AND SIGNAGE\_HISTORIC**  
H500 1/4" = 1'-0"



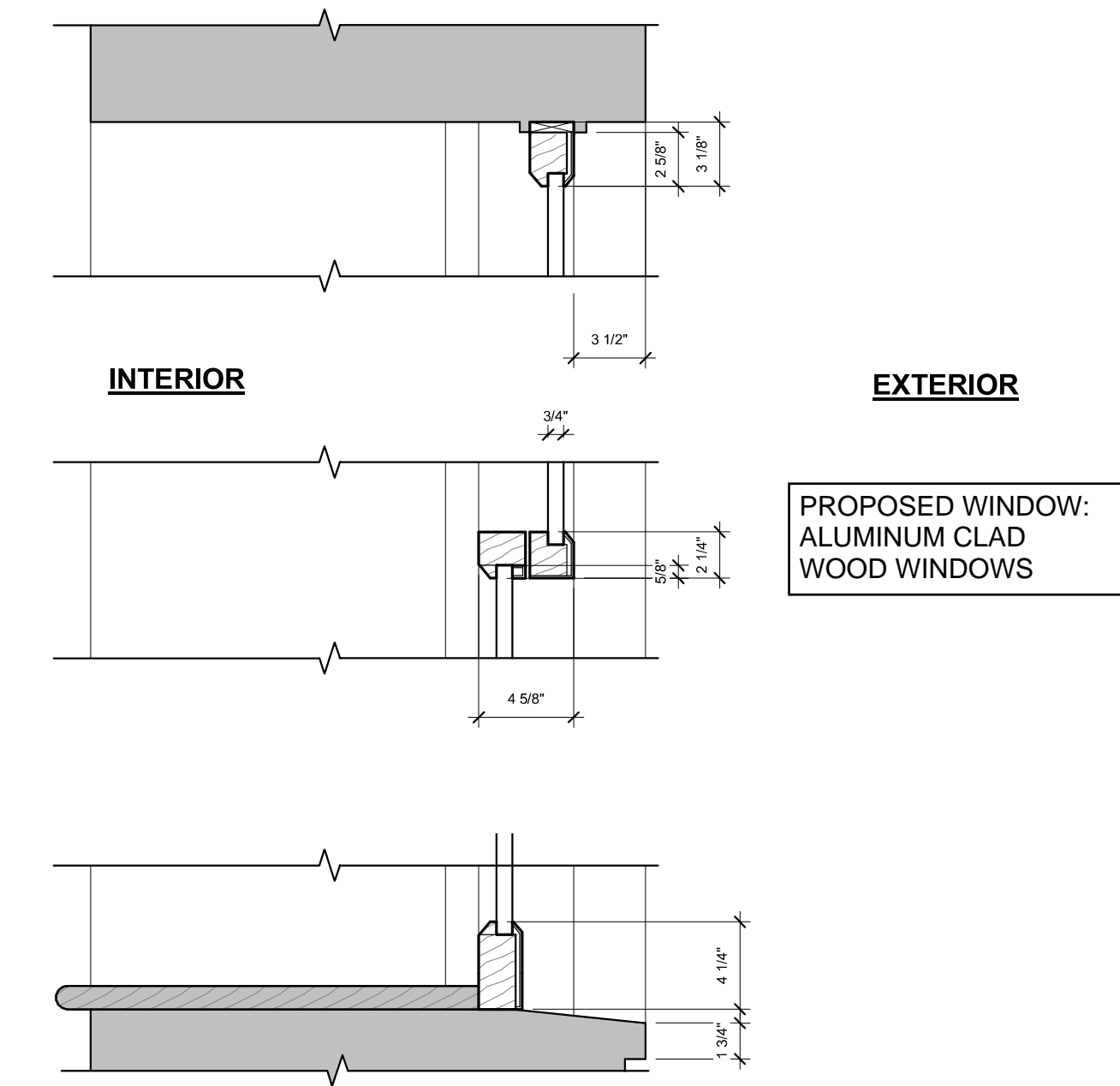
**2 EAST ELEVATION - ENLARGED WINDOWS AND SPANDRELS\_HISTORIC**  
H500 1/4" = 1'-0"



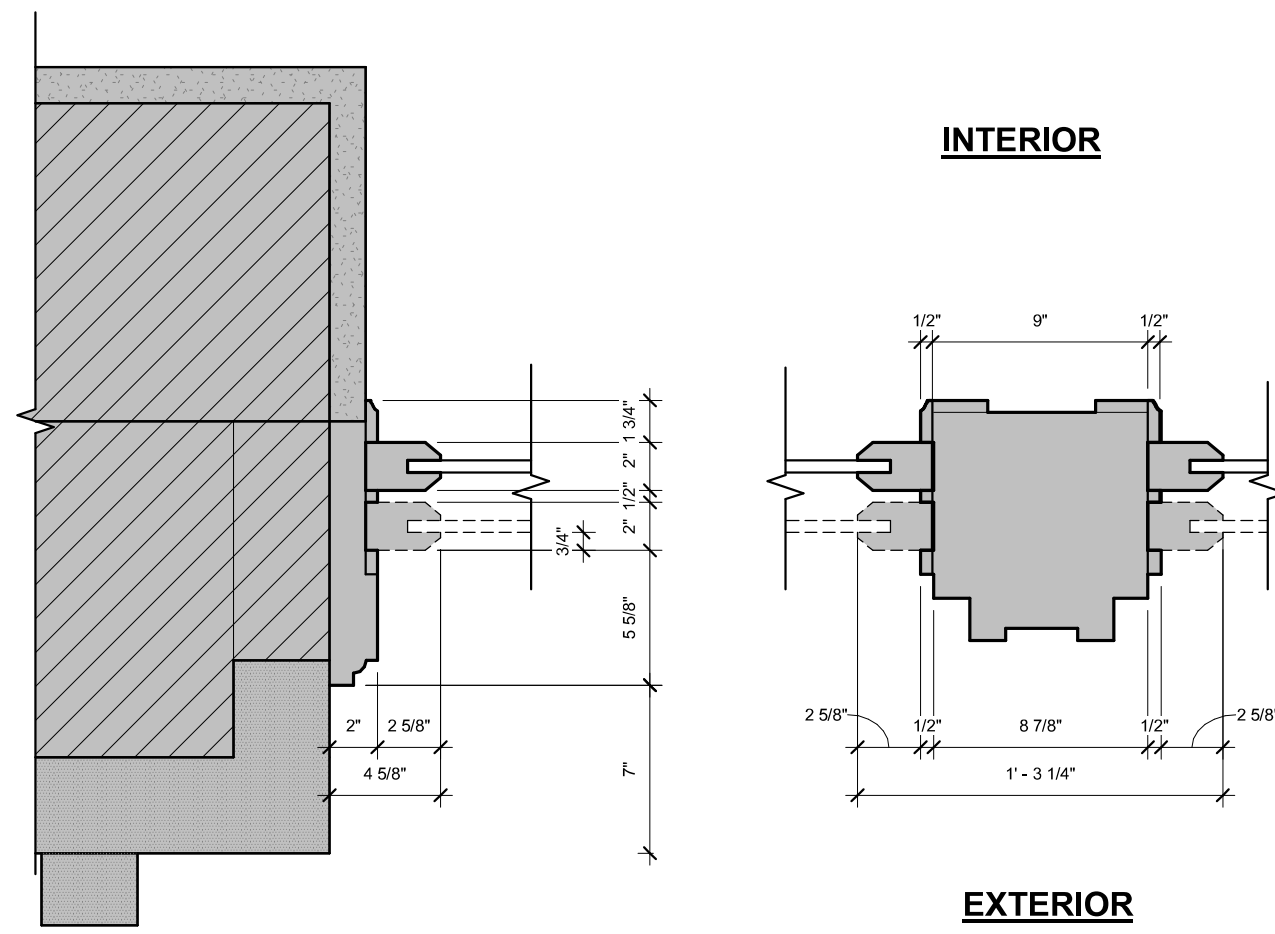
**1 EAST ELEVATION - ENLARGED STOREFRONT\_HISTORIC**  
H500 1/4" = 1'-0"



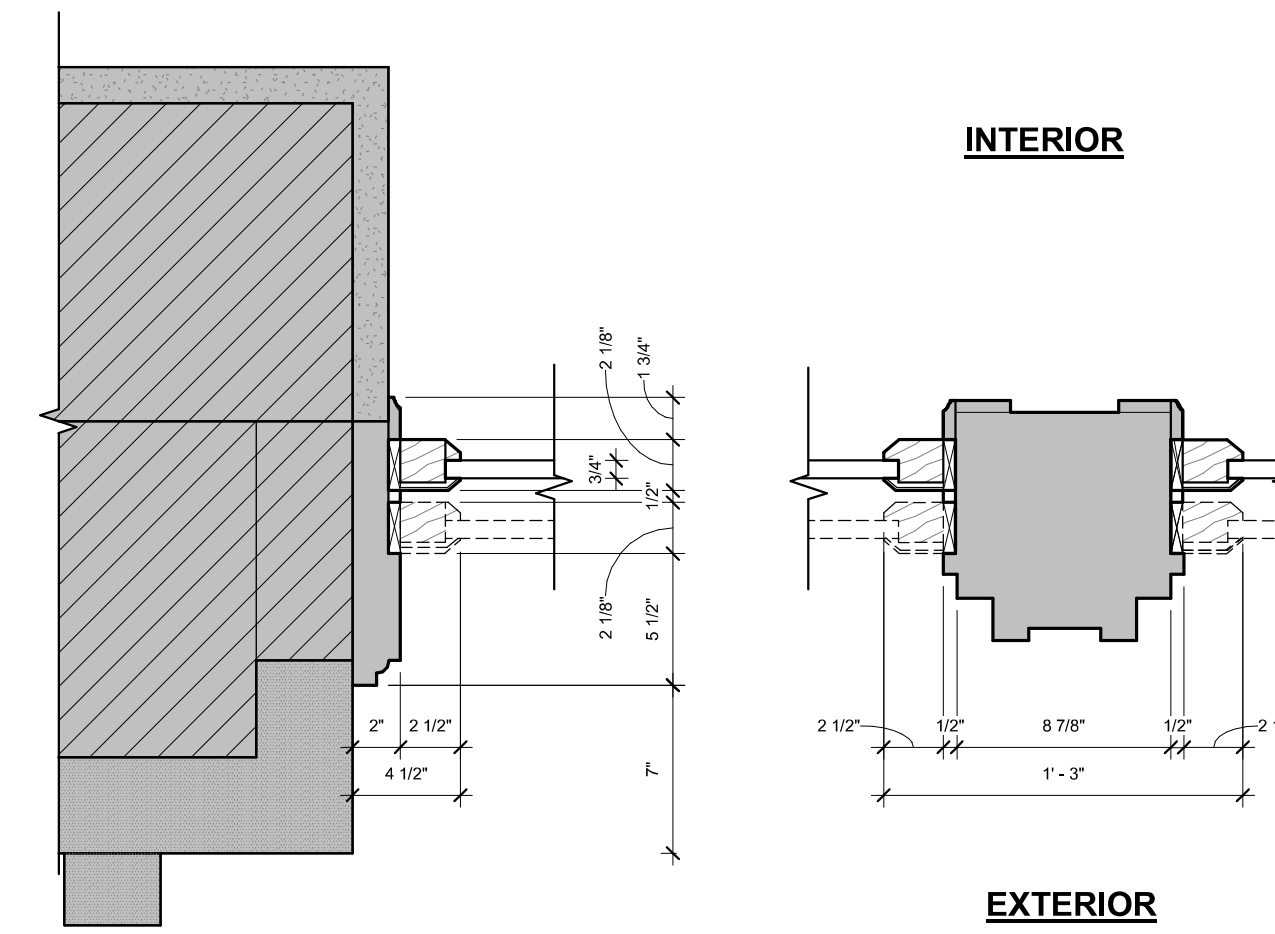
**1 TYPE A1 EXISTING**  
H601 1 1/2" = 1'-0"



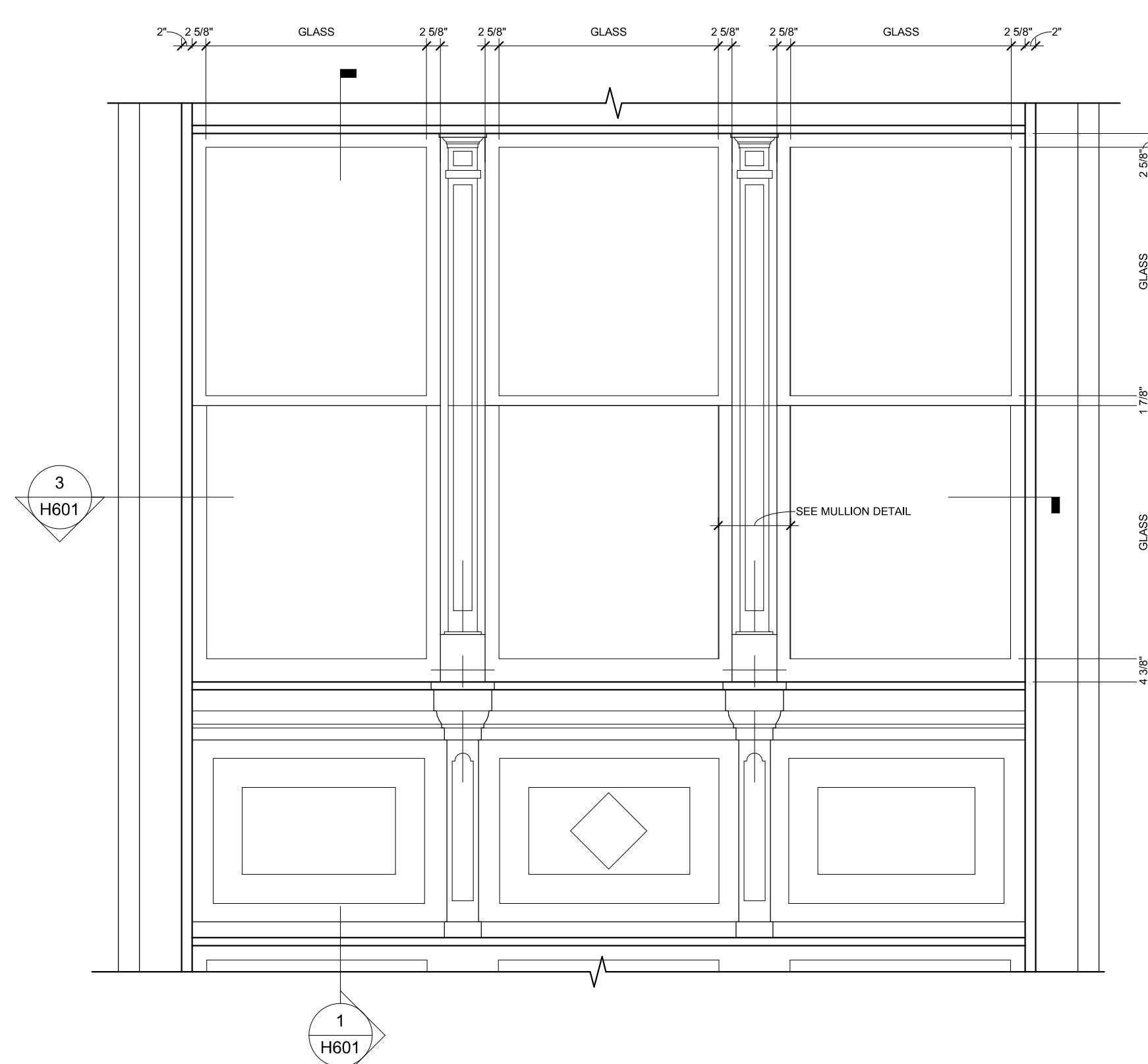
**2 TYPE A1 PROPOSED**  
H601 1 1/2" = 1'-0"



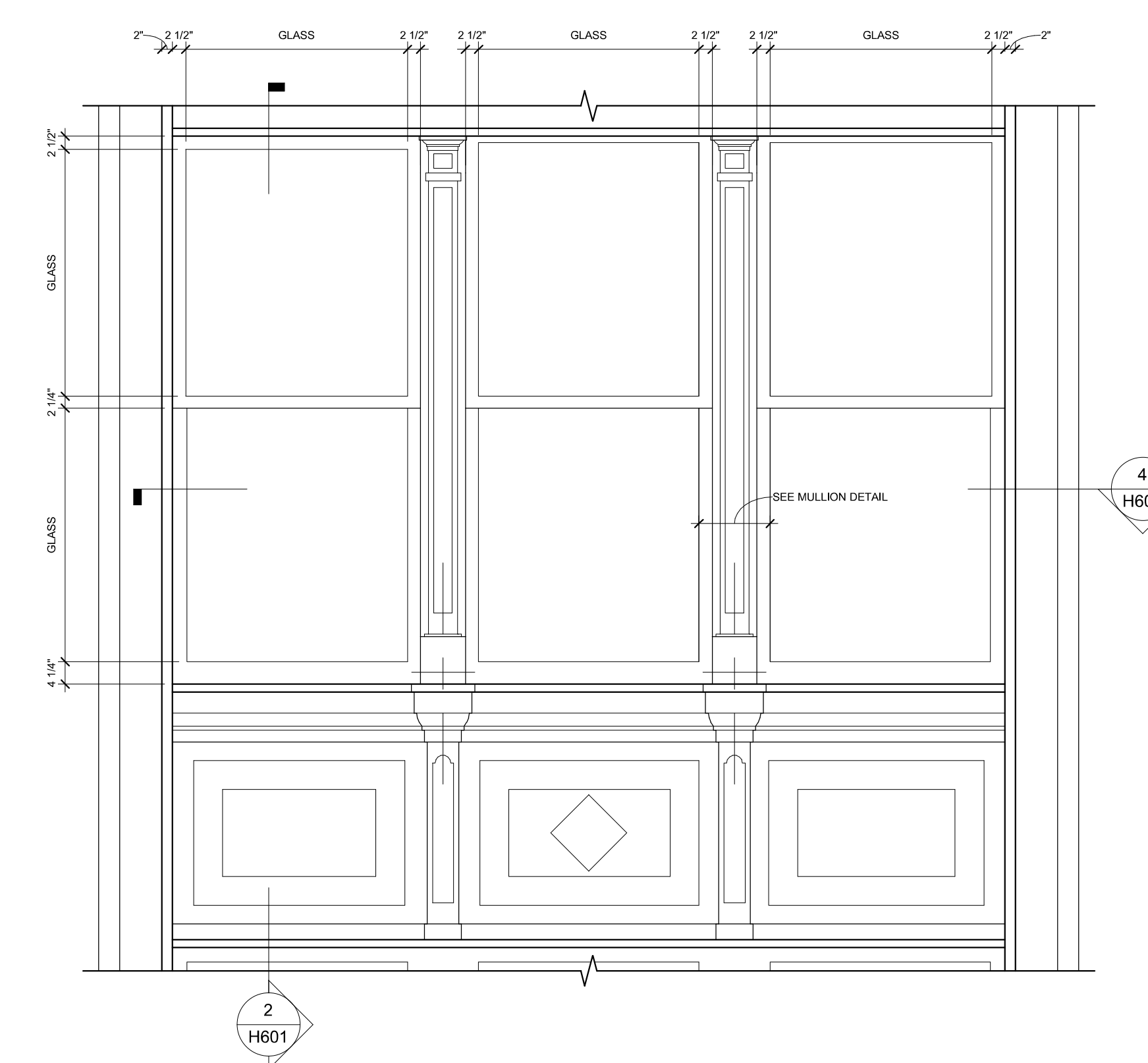
**3 TYPE A1 EXISTING**  
H601 1 1/2" = 1'-0"



**4 TYPE A1 PROPOSED**  
H601 1 1/2" = 1'-0"



**5 TYPE A1 EXISTING**  
H601 1/2" = 1'-0"



**6 TYPE A1 PROPOSED**  
H601 1/2" = 1'-0"

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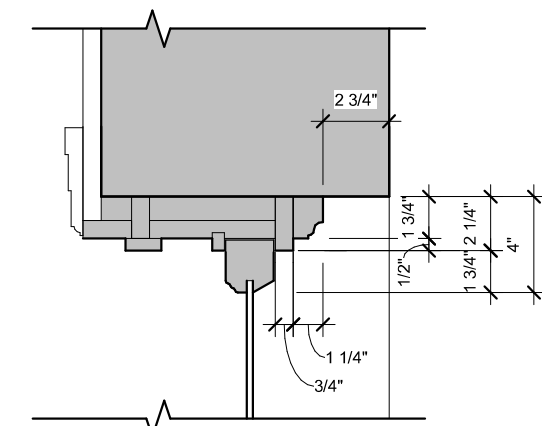
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WINDOW DETAILS  
TYPE A3 & A4

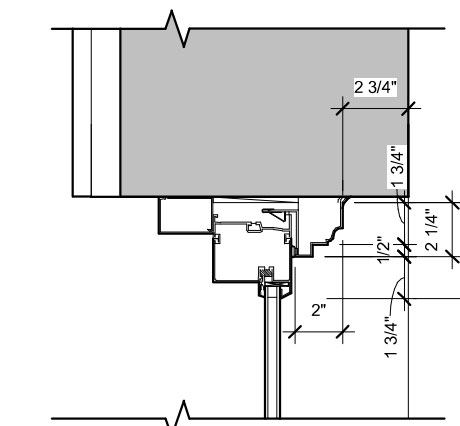
**H603**



INTERIOR

EXTERIOR

1 TYPE A3 & A4 EXISTING  
H603 1 1/2" = 1'-0"



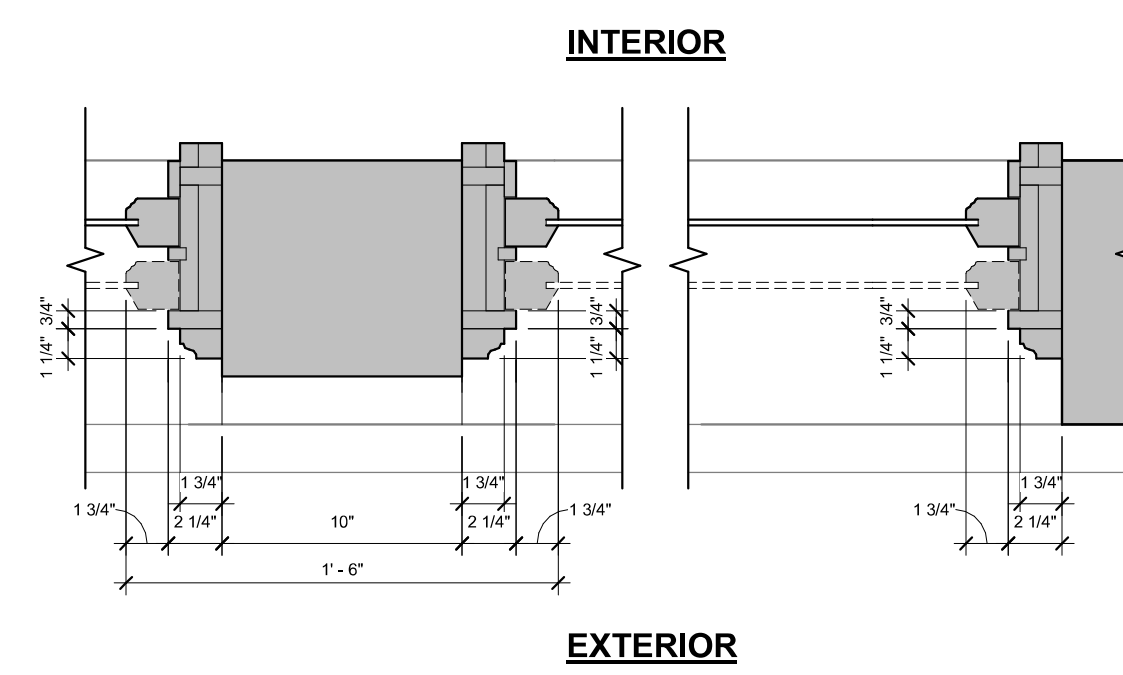
INTERIOR

EXTERIOR

PROPOSED WINDOW:  
ALUMINUM WINDOW  
SYSTEM

REMOVE SCREEN TRACK

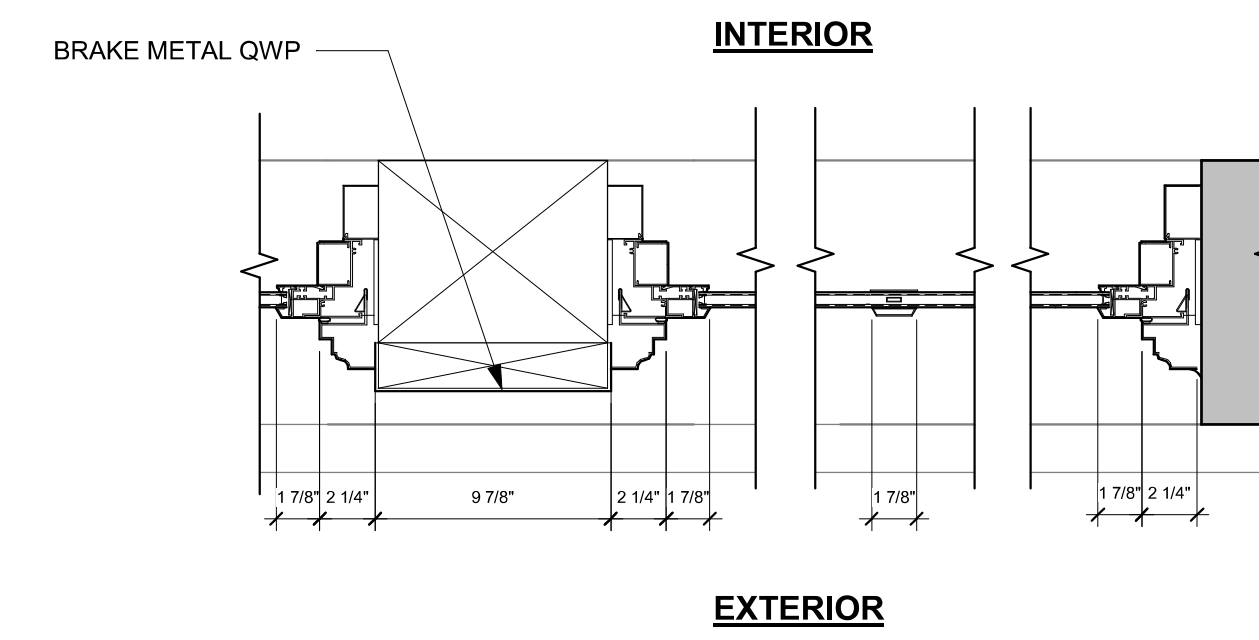
5 TYPE A3 & A4 PROPOSED  
H603 1 1/2" = 1'-0"



INTERIOR

EXTERIOR

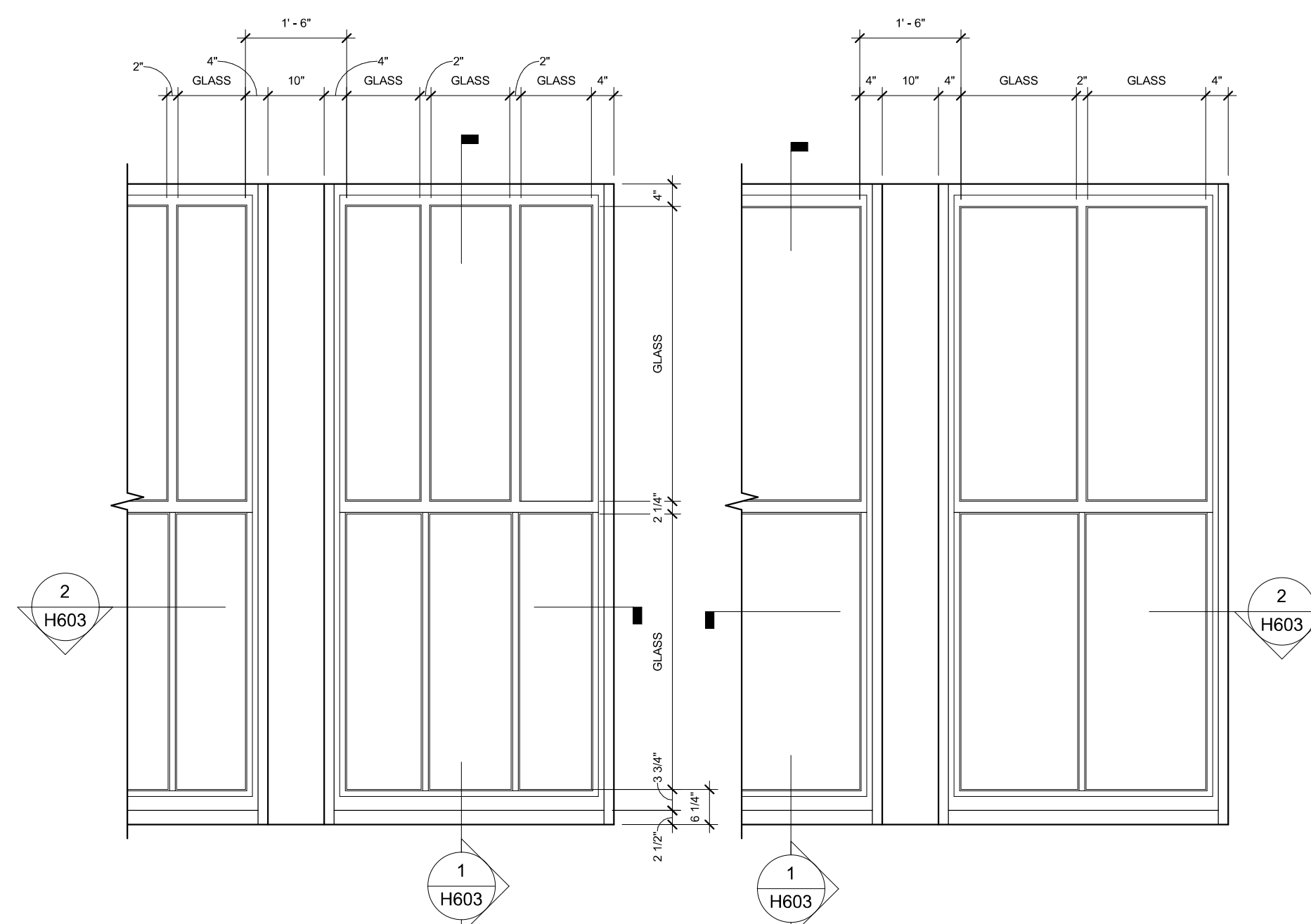
2 TYPE A3 & A4 EXISTING  
H603 1 1/2" = 1'-0"



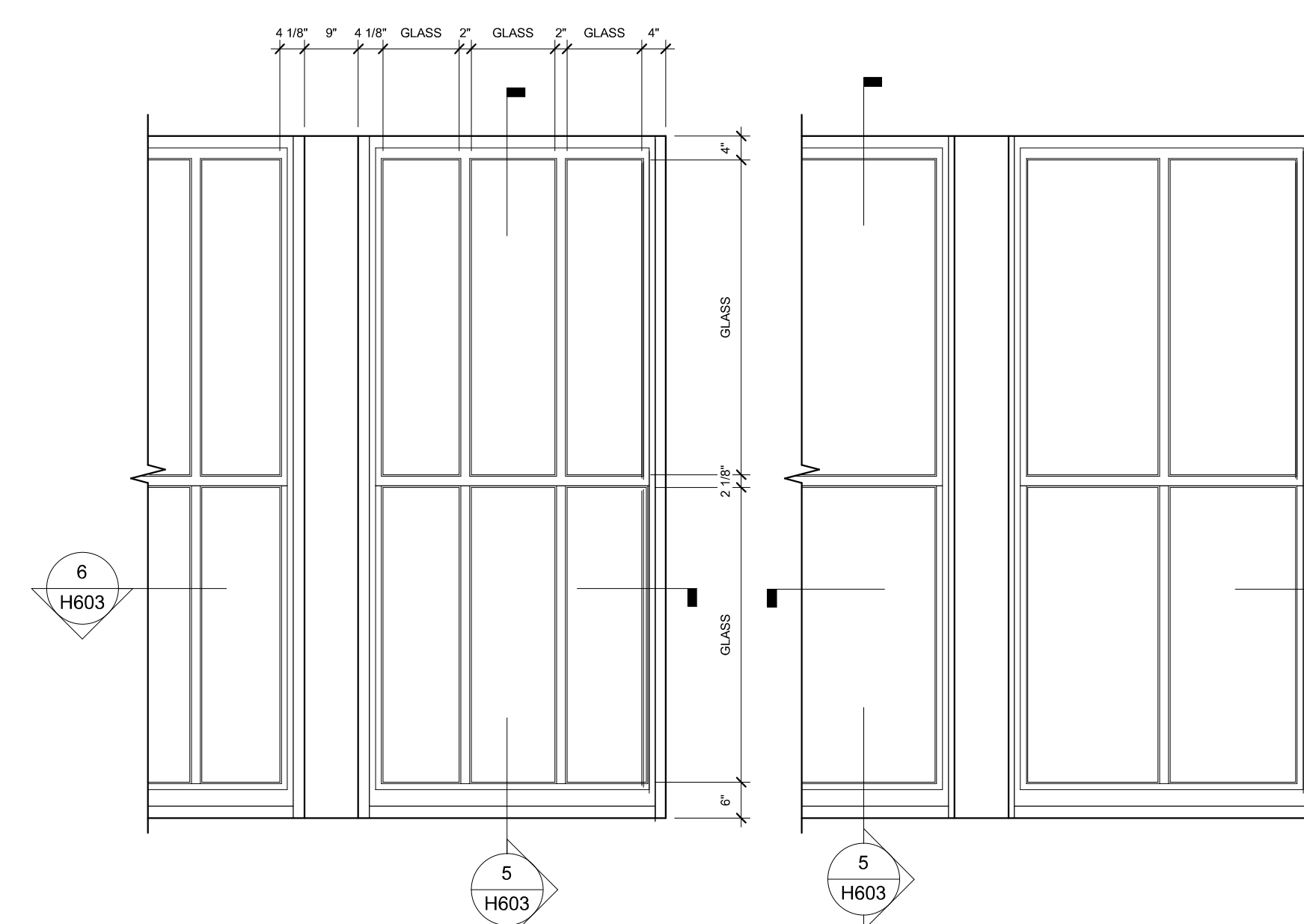
INTERIOR

EXTERIOR

6 TYPE A3 & A4 PROPOSED  
H603 1 1/2" = 1'-0"



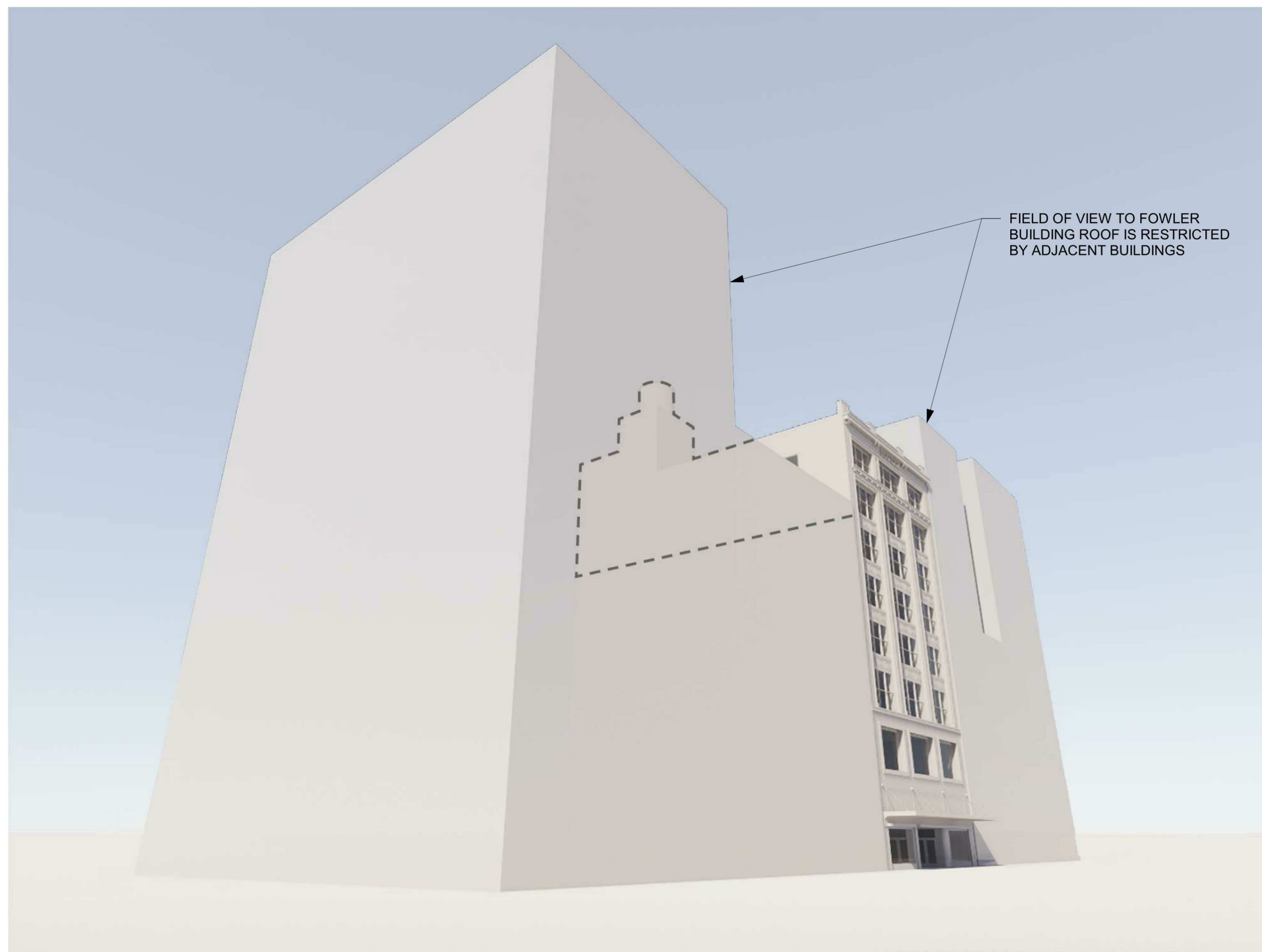
3 TYPE A3 & A4 EXISTING  
H603 1/2" = 1'-0"



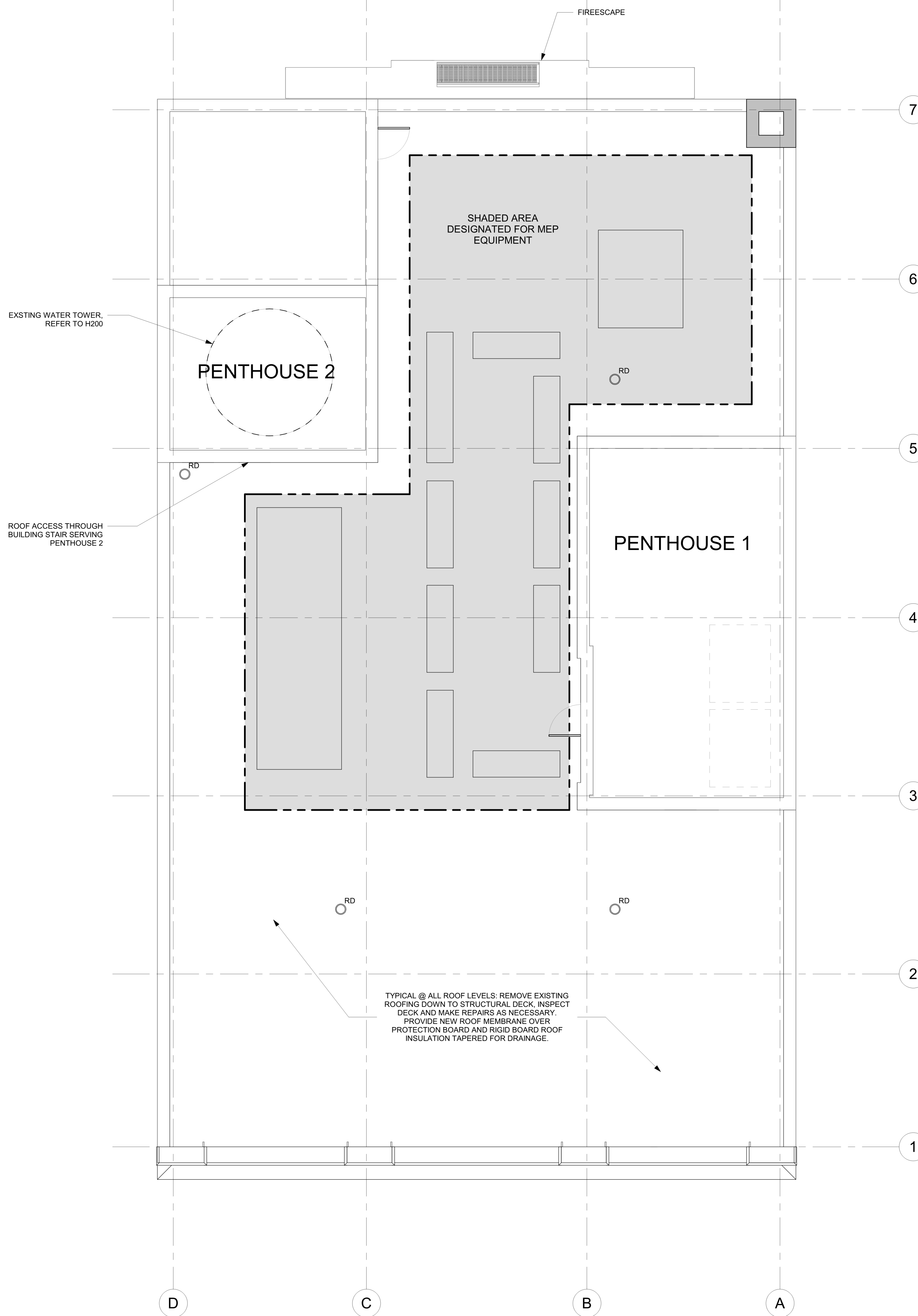
4 TYPE A3 & A4 PROPOSED  
H603 1/2" = 1'-0"



SIGHT LINE LEGEND

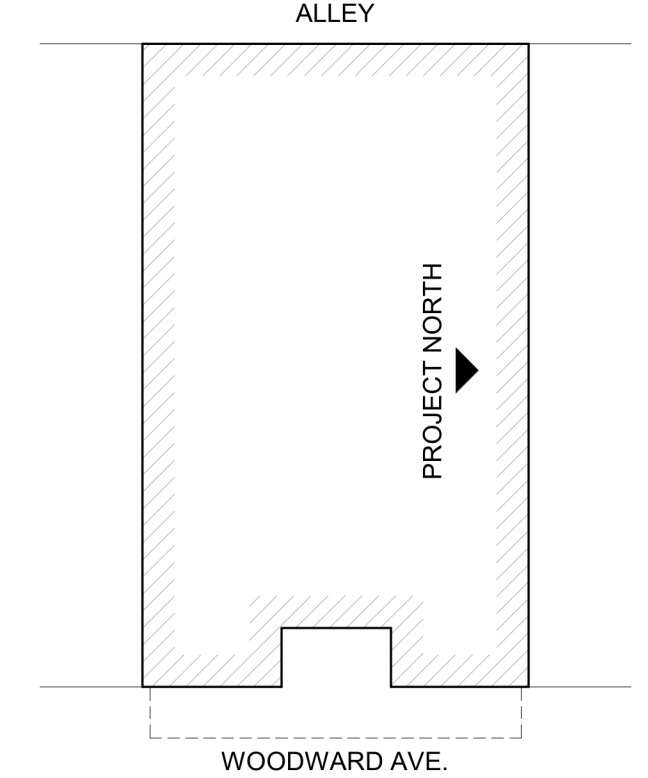


SIGHT LINE STUDY: LOOKING FROM THE SOUTHWEST CORNER OF WOODWARD AVE AND GRATIOT AVE - ROOFTOP EQUIPMENT NOT VISIBLE



**1** PENTHOUSE PLAN\_HISTORIC  
HS100 3/16" = 1'-0"

KEY PLAN:



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SITE PLAN/ROOF PLAN