

STAFF REPORT 07-24-2019 SPECIAL MEETING
APPLICATION NUMBER: 19-6338
ADDRESS: 3040 E GRAND BOULEVARD
HISTORIC DISTRICT: JAM HANDY/NORTH END-EAST
APPLICANT: JAN DIJKERS, D-TOWN GRAND LLC
STAFF SITE VISIT: 07-16-2019

PREPARED BY: A. PHILLIPS

PROPOSAL

The building located at 3040 E Grand Boulevard is a 2½-story structure originally built as a single-family residence ca. 1900 and appears to have most recently been used for commercial purposes. The stone building features three porches – one at the front, one at the west (John R Street) elevation and one at the north (rear) elevation. Stone horizontal and vertical mullions at the window openings are particularly noteworthy. The multi-gable roof is covered in red asphalt shingles. The building is situated at the northeast corner of E Grand Boulevard and John R Street and includes a masonry fence at the rear perimeter of the property in addition to paved areas to the north and east of the building.



With the current proposal, the applicant is seeking the Commission's approval **to perform a general rehabilitation of the building and its site per the attached drawings**. The project will rehabilitate the building into commercial space at the first floor, two residential units at the second floor, and one residential unit at the third floor. The proposal includes the following scope items:

- Cleaning and restoration of all facades
- Reconstruction of the front porch and stairs
- Demolition of the west porch and erection of new, larger porch to serve as entrance to residential units
- Potential addition of ADA ramp at the location of the existing rear porch (dependent upon tenant), including the demolition of the existing rear porch
- All windows (some original but most vinyl replacement) to be replaced with aluminum clad wood windows – operation and design unknown
- New glass block at all basement windows

- Renovation of existing sign
- Resurfacing/restriping the asphalt driveway and parking lot
- Reconstruction of masonry perimeter wall
- Repair and repainting of the existing black metal fencing at the front edges of the property
- Upgrades to landscaping, signage, and lighting – see site plan for landscaping. Signage and lighting proposal to be submitted at a later time.
- Construction of new masonry trash enclosure
- Installation of new mechanical equipment at the rear of the building to be screened with landscaping
- Replace (4) entry doors
- Replace shingles in kind as needed

STAFF OBSERVATIONS

There are significant gaps in the application detail regarding the specific scope items listed below. The applicant has been made aware of the gaps and is prepared to respond to the following questions, and provide the requested documentation at the meeting.

WINDOWS

- Which windows are original and what is their condition, operation, and profile design?
- What are the specific replacement windows you are proposing and what is their operation and light configuration?
- What is being proposed for the existing stone mullion condition and how do the proposed replacement windows interact with the mullions?

TRASH ENCLOSURE

- What is the design of the trash enclosure (detailed drawings)?

MASONRY CLEANING & REPAIR

- What is the proposed cleaning method? (see Masonry Cleaning Guidelines attached)
- Approximately how much (% of building) and what scope of repair is needed (re-pointing, stone replacement, etc.)?
- What are the locations of the proposed repairs?

Additional staff observations/issues:

- Because the building is located on a corner, both the south (front) and west (John R Street) facades are equally visible from the right-of-way and the porches on this building may be considered character-defining features. For this reason, staff is concerned about the proposed removal of the porch at the west façade and the construction of a new larger porch in its place.

ELEMENTS OF DESIGN

- (1) **Height.** The forty-seven buildings in the district range in height from one (1) to nine (9) stories tall; the average being two (2) stories tall. The single story buildings are typically religious and small retail buildings while the two and three story structures tend to be either commercial buildings or single and multi-family residences. Buildings constructed to serve industrial or warehousing purposes make up the taller buildings in the district. such as the nine (9) story Scheiwe Storage Building at 2937 East Grand Boulevard and the four (4) story Boyer-Campbell Building at 6540 St. Antoine.
- (2) **Proportion of Building's Front Facades.** The proportion of front facades varies greatly within the district. Most individual buildings have front facades that are wider than tall, with the exception of taller buildings located on corners of blocks such as the nine (9) story Scheiwe Storage Building at 2937 East Grand Boulevard and the eight (8) story Ford Motor Company Sales Building at 7300 Woodward Avenue. Residential buildings within the district also tend to be taller than they are wide.
- (3) **Proportion of Openings Within the Facades.** The proportion of openings within the Jam Handy/North End-East Grand Boulevard Historic District vary considerably, but can be categorized by building type. Single and

multi-family residential buildings tend to have double-hung windows, individually placed or grouped into twos or threes, with a proportion of roughly twenty-five (25) to thirty-five (35) percent openings within their facades. Both single and multi-family residences typically have single entry doors centrally located within the primary facade. Religious and commercial buildings within the district tend to have fifty (50) to sixty (60) percent opening within their facades, such as the former Marantha Baptist Church at 2900 East Grand Boulevard, with its large ground level store front windows and grouped windows on the second floor and St. Philip's Evangelical Lutheran Church at 2884 East Grand Boulevard, with its long horizontal band of replacement windows. Religious buildings within the district have ornate double door entrances, while commercial buildings in the district tend to have either double door entrances or multiple single doors along their primary facades. Buildings erected for industrial and warehousing purposes have fifty (50) to sixty (60) percent opening within their primary facades with individual window openings that are typically taller than wide, such as the Boyer-Campbell building at 6540 St. Antoine with its fixed factory windows and metal sashes, with glass block windows on the lower level.

- (4) ***Rhythm of Solids to Voids in the Front Facade.*** Although the district has a variety of building types, openings within the facades are generally regularly arranged, horizontally by floor and vertically by bay.
- (5) ***Rhythm of Spacing of Buildings on Streets.*** Where commercial and industrial buildings abut each other along East Grand Boulevard and the other streets comprising the district, there tends to be a continuous frontage. The rhythm is periodically broken by vacant lots used for parking or left undeveloped, and at the location of residential buildings which have side lot set backs. There are a few examples of buildings whose front set back is deep enough to accommodate parking between the front facade and the sidewalk, such as Vanguard Community Development located at 2785-95 East Grand Boulevard at the eastern edge of the district.
- (6) ***Rhythm of Entrance and/or Porch Projections.*** Most primary entrances are prominently centered on their front facades, but variations do exist throughout the district. The placement of entrances in retail buildings is not consistent, but is usually associated with the number of retail spaces. Awnings and porch projections are common throughout the district. Most of the single-family residential houses have a porch that spans the entire width of the primary facade, while fabric awnings are located above the main entry door of most of the commercial buildings, with a few examples of awnings that span the entire storefront. The religious buildings in the district have recessed double door entryways, while the main entries for most of the industrial buildings are emphasized by stone pilasters with pediments.
- (7) ***Relationship of Materials.*** The major materials in the district are brick with cast stone details. Other materials include limestone, ceramic tile, granite, concrete block, wood shingles, stone, stucco, and vinyl siding. Common brick appears on many side elevations that were not intended to be visible. Window frames and sashes are mostly wood, vinyl, steel or metal with a few buildings that have glass block infill. Major entries are often covered by fabric awnings, or emphasized by stone pilasters with pediments. Parapet roofs are typically brick, limestone, or corrugated metal, while gabled roofs tend to be asphalt shingle. A few eave overhangs have wood or stone brackets placed singly or in pairs.
- (8) ***Relationship of Textures.*** A variety of textural relationships exist within the district, the most common being textured or pressed brick with mortar joints juxtaposed against cast stone trim. Additional textural effects are created by smooth limestone and granite panels, coarse stucco cladding, aluminum siding, decorative ceramic tile, and wood shingles. Brick and stone pilasters are common the district and provide a great deal of textural interest, as well as wood and metal columns which typically support the porch overhangs of the single family residences. Windows come in a variety of types, including fixed factory windows with metal sashes, glass block replacement windows, and wood and vinyl double hung windows either placed singly or arranged into groups of twos or threes, horizontal bands of ribbon windows, and narrow window columns. Fabric awnings above major entries provide additional textural variety.
- (9) ***Relationship of Colors.*** The natural brick colors of red, orange, brown, and buff are contrasted with beige or light gray trim, elements and details. Brick and concrete block buildings typically retain their natural color, but a few are painted white, burnt orange, and green with window trim in contrasting colors. Limestone and stone buildings in the district also tend to retain their natural buff color with contrast provided by decorative multi-colored tiles and brightly painted foundation walls. Single family residential buildings clad in wood or vinyl siding are painted in a variety of colors including grey, beige, white, pink, and red and are typically contrast by red, brown, or grey asphalt shingle roofs. Color applied to window frames, sash, and mullions range from green, brown, gray, putty and black.

- (10) ***Relationship of Architectural Details.*** The district features commercial, religious, industrial, and residential buildings dating from the late eighteen-hundreds. Characteristics of this period of American architecture within the district include references to Queen Anne, Arts and Crafts, and early industrial architecture, as well as the colorful and geometric motives of Art Deco. Architectural details vary throughout the district, but buildings are generally detailed according to the characteristics of their individual architectural styles. Details include cast stone or brick pilasters, pediments, decorative brick soldier courses, geometrical shapes, eyebrow and gabled dormers, horizontal banding, projecting cornices, turrets, lentils, and brackets.
- (11) ***Relationship of Roof Shapes.*** Roof shapes vary throughout the district and can generally be classified by building type. Commercial and industrial brick, limestone and concrete buildings tend to have parapets, while single family residential buildings have a variety of roof shapes including gabled and hipped roofs. Most single-family residences also have gabled, eyebrow or shed dormers and porches with shed roofs. A few residential buildings within the district have corner turrets.
- (12) ***Walls of Continuity.*** Walls of continuity are created by the continuous flow of abutting buildings. This continuity is broken by the frequent location of vacant lots, and where the building type changes to accommodate residential buildings which have side yard setbacks. Secondary walls of continuity are created by sidewalks, and chain link fences around lots and alleys.
- (13) ***Relationship of Significant Landscape Features and Surface Treatments.*** The major surface directly in front of buildings facing East Grand Boulevard is the concrete sidewalk with a grass median between the sidewalk and the curb. The grass median is occasionally intersected by curb cuts accessing alleys, surface parking lots, and vacant lots where buildings have been demolished. Several buildings have concrete planters artistically arranged around their primary entrance, but these landscaping features are not consistently placed throughout the district. A continuous narrow median sits in the middle of East Grand Boulevard, and its surface material varies from a grass area with trees and bushes, to a flat concrete pad. The center median has several low-lying planters running parallel to the road.
- (14) ***Relationship of Open Space to Structures.*** Open space generally exists in the form of public right-of-ways in front of buildings and the side when the building is on a corner lot. Residential buildings have side lot set backs, as well as front and rear, that provide open space on all four sides of the building. There are several vacant lots in the district, which are either used for surface parking or left unimproved. Vacant lots are frequently enclosed with chain link fences of varying heights. Where the upper part of the brick side elevation of a building is visible, an old painted advertising sign may still be extant.
- (15) ***Scale of Façade and Façade Elements.*** The scale of facade elements is appropriate to the style and size of the building and ranges greatly from building to building. Large elements, such as pilasters and window units, are often balanced with ornamental, repetitive small-scaled detail.
- (16) ***Directional Expression of Front Elevations.*** The direction expression of individual front elevations varies throughout the district, but generally, the expression of buildings tend to be horizontal, with the exception of the nine-story Schwiwe Storage Building at 2937 East Grand Boulevard which is vertical in expression.
- (17) ***Rhythm of Building Setbacks.*** A consistency of building setback is created, except where demolition has occurred, due to the placement of most buildings on the front lot lines along East Grand Boulevard and the other major streets within the district including St. Antoine, East Milwaukee Avenue, and Hastings Street. Single-family residential buildings typically observe similar setbacks through the placement of their front porches.
- (18) ***Relationship of lot Coverage.*** Most of the commercial and industrial buildings in the district abut adjacent buildings and therefore occupy their entire lots, with occasional space allotted in the front or the rear for surface parking. Single-family and multi-family residential buildings have side lot set backs and therefore provide less lot coverage. The placement of religious buildings within the district vary, with some occupying their entire lots, while others have front and side yard set backs.
- (19) ***Degree of Complexity Within the Facades.*** The degree of complexity ranges from the simple to moderately complex. Arrangements of windows, elements and details are typically regular and repetitive in nature.
- (20) ***Orientation, Vistas, Overviews.*** The primary orientation is toward East Grand Boulevard, except for the portion of the district that jogs south to East Milwaukee Avenue. Buildings within this portion of the district are orientated toward St. Antoine Street, Hastings Street and East Milwaukee Avenue. East Grand Boulevard has six lanes of roadway with a middle median which creates an expansive vista and large divide from one side of the thoroughfare to the other. The wide, uninterrupted sweep of East Grand Boulevard lined with buildings of fairly uniform heights results in a consistent but varied silhouette.

- (21) ***Symmetric or Asymmetric Appearance.*** While most building facades above the first story are symmetrical, the district as a whole is asymmetrical in appearance due to the variety of architectural styles.
- (22) ***General Environmental Character.*** The Jam Handy/North End-East Grand Boulevard Historic District is a mixed use commercial, residential, and industrial district with a diverse building stock that offers prime redevelopment opportunities. The proposed district is five miles north of the National Register listed East Grand Boulevard Historic District. It is ideally situated in close proximity to several other locally and nationally designated districts, including the Ford Piquette Avenue Plant Historic District, New Amsterdam Historic District, New Center Area Historic District, and the General Motors Research Labs/Argonaut Building Historic District.

RECOMMENDATION

Due to the lack of information regarding multiple scope items, staff is refraining from proffering a recommendation for this proposal.

To reiterate, see staff issues listed below:

- **Windows** – What’s being proposed?
- **Porches** – The (3) porches are character-defining features of the building, therefore, are there alternative solutions for the residential entrance and the ADA ramp?
- **Masonry Cleaning and Repair** – What’s the location and extent?
- **Trash Enclosure** – What’s the design?



3040 East Grand Boulevard

CBS Outdoor

MyDetroitDentist.Com / Harden Family Dentistry

North End Church-God & Christ

Submerge Record Distribution

Wdrj

Campus Auto Repair

Delta

The Illuminated

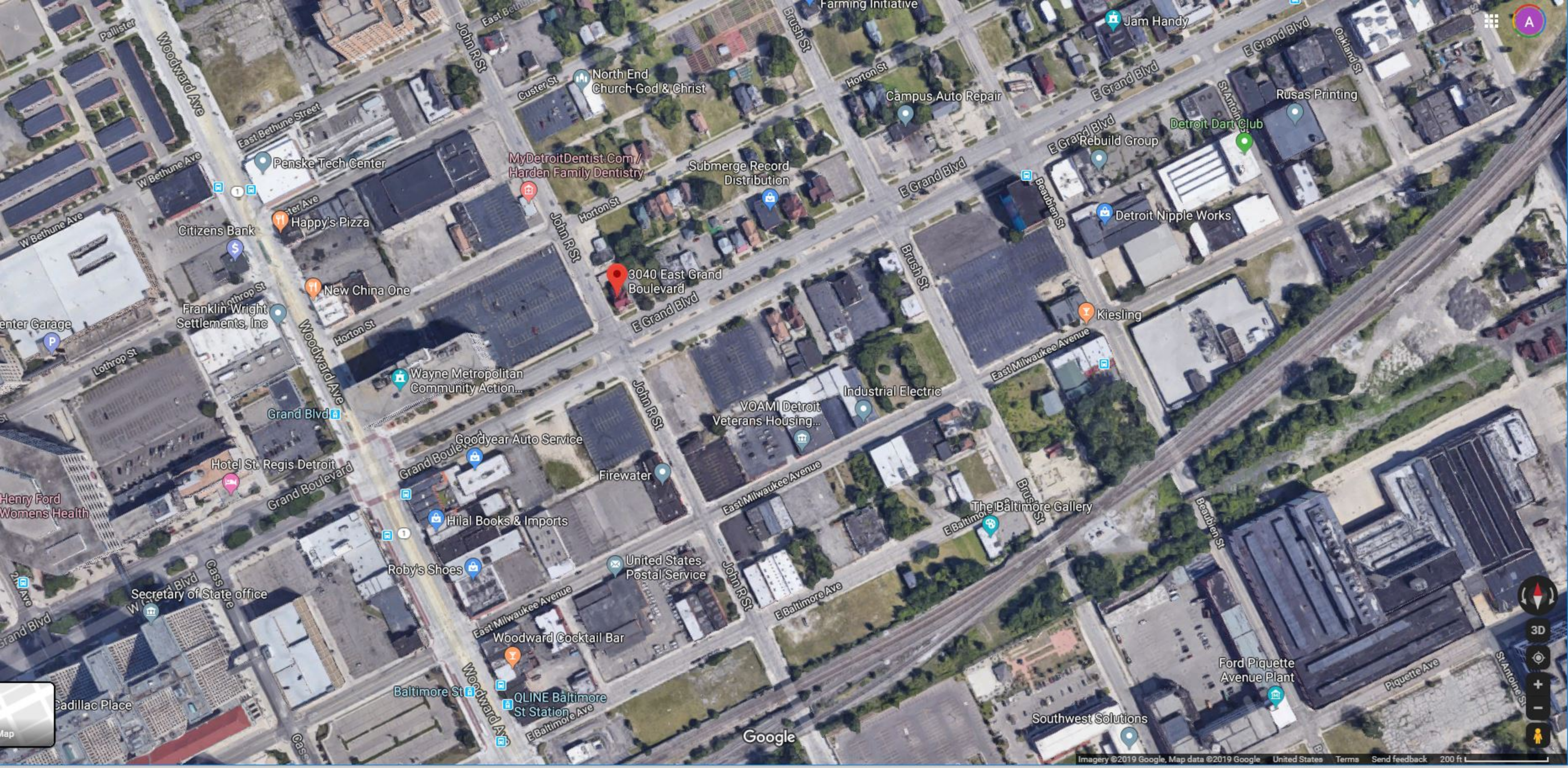
HFH East Grand Boulevard Lot

LaShee Floral & Events

Industrial Electric

VOAMI Detroit Veterans Housing...

Google



North End Church-God & Christ

MyDetroitDentist.Com / Harden Family Dentistry

Submerge Record Distribution

Campus Auto Repair

Jam Handy

Rusas Printing

Detroit Dart Club

Penske Tech Center

Citizens Bank

Happy's Pizza

New China One

Franklin Wright Settlements, Inc

Wayne Metropolitan Community Action...

3040 East Grand Boulevard

Detroit Nipple Works

Kiesling

VOAMI Detroit Veterans Housing...

Industrial Electric

Goodyear Auto Service

Firewater

Hotel St. Regis Detroit

Hilal Books & Imports

United States Postal Service

The Baltimore Gallery

Roby's Shoes

Woodward Cocktail Bar

Ford Piquette Avenue Plant

Secretary of State office

QLINE Baltimore St Station

Southwest Solutions

Cadillac Place

Google



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REPORT

Sections in these Contract Documents are introduced merely for convenience and shall not be taken as a correct or complete segregation of the several units of material and labor. No responsibility, either direct or implied, is assumed by the Architect for omissions or duplications by the Contractor or his Subcontractors due to real or alleged error on arrangement of matter in these Contract Documents.

1. GENERAL CONDITIONS

A.I.A. Document A201 "General Conditions of the Contract for Construction" Latest Edition shall be part of this specification. Verify other General Conditions with the General Contractor.

SHOP DRAWINGS

Shop drawing submittal shall be provided for the following specific portions of the work:

Structural steel, bar joists and metal deck
Misc. steel
Hardware
Doors and frames/storefront system; operable partitions
Synthetic plaster wall panels and associated steel frames and back up as applicable. Roof membrane and insulation

Provide product literature and/or samples of the following:

Brick
Paints, sealers, sealants and caulks
Storefront system and glass
Hollow metal doors and frames.
Toilet accessories
Flooring
Acoustical ceiling system
Mechanical equipment and related items
Electrical equipment and Fixtures
Plumbing fixtures and related items

No fabrication or installation shall take place prior to shop drawing approval.

Submit two (2) prints plus one (1) sepia of shop drawings.

Submit five (3) copies of product literature.

2. EARTHWORK

Refer to Soil Investigation Report for the subject project. Follow all recommendations made in the report that are relevant to the operation to be undertaken. Should specification herein conflict with the Soils Report, the more stringent shall apply unless under the direct supervision of a licensed soils engineer.

MATERIALS

A. Engineered Fill: M.D.S.H. Class II.

B. Concrete Backfill: .A.S.T.M. C-94, 3,000 psi.

SITE PREPARATION

A. Clear the site within the indicated construction limits as required for all construction operations. Remove all designated above ground obstructions/structures in a workmanlike and safe manner. Prove all pedestrian and traffic barriers as required by O.S.H.A.E. or otherwise required to insure a safe site.

B. Perform all earthwork in such a manner as to permit the site to be free draining at all times so as to prevent ponding. Dump excavated materials directly into fill areas if possible. Stockpiling of earth will be at this Trade's expense. All methods, procedures and schedules shall be subject to approval of the Soils Engineer.

EXCAVATION

A. Comply with all pertinent MIOSHA Standards, including, but not limited to, 2A Part 9, excavating, trenching, and shoring.

B. Filling backfilling with earth under foundations will not be permitted. If this Trade, excavates below such foundation bottoms, he shall backfill to correct elevations with concrete specified for backfill, at his expense. Clean, level and trim excavations as required for concrete construction, just before concrete is placed.

C. Approved materials that will meet the specified compaction requirements may be used for backfill on the exterior side of exterior foundation walls.

D. Verify all soil bearing capacities at B. of Footings by Soils Lab; where disturbed.

FILLS AND BACKFILLS

A. Engineered fill under building slabs on ground and for backfill work inside the building shall be installed as specified or otherwise approved by on-site soils engineer.

B. Do not place fill and backfill over frozen subgrade or subgrade covered with ice, snow, or water. Stone, stone fragments, rubble larger than 3" in any dimension and roots over 1/2" in diameter will not be allowed in the top 6" of any area. Backfill substructure work after all such work has been inspected and approved by the Soils Engineer, as soon as possible.

Spread fill and backfill materials in uniform layers parallel to the finish elevations, filling holes and low areas first. Place materials in layers not over nine inches (9") thick when compacted by rollers; not over six inches (6") thick when compacted with machine tampers; all thicknesses are loose measurement. Thoroughly compact each layer before the next layer is placed. Place fill and backfill against freestanding walls on both sides at the same time. If fill and backfill is required against one side of wall only, properly brace the wall on the other side.

All engineered fill shall be accomplished under the supervision of a competent soils engineering firm following the soils engineer recommendations.

GRADING

In general the areas within the limits of buildings shall be rough graded to elevations 4" below bottom of slabs, filled with granular material, and finished graded to elevations at bottom of slabs. The areas under exterior sidewalks, platforms, driveways and parking areas shall be rough graded to elevations at bottom of pavement construction. All other areas within the contract limits shall be finished graded to the indicated finish lines, grades and elevations. Areas used for temporary construction facilities shall be smooth grade at completion. Adjacent property shall be restored at completion.

3. CONCRETE (Also see Structural Drawings) SCOPE

Provide all labor, materials, equipment and services and provide all operations required for complete concrete work as shown on drawings or otherwise required.

Comply with pertinent provisions of OSHA "Concrete and Masonry Construction Safety Standards"

A. Concrete formwork shall comply with all pertinent provisions of the ACI 347 & 318.

B. Concrete reinforcing shall be in accordance with the following:

- 1) CRSI "Manual of Standard Practice";
- 2) ACI 318
- 3) ASTM A615 Grade 60

Prior to installation of any reinforcing, remove all loose scale, rust and dirt from wire. Keep reinforcing properly covered and protected from moisture. For slab on-grade construction, provide reinforcing (mesh) as specified.

1) Use wire bar type supports complying with CRSI recommendations, unless otherwise indicated. Do not use wood, brick, and other unacceptable materials.

2) For slabs on grade, use supports with sand plates or horizontal runners where base material will not support chair legs.

3) For exposed-to-view concrete surfaces, where legs of supports are in contact with forms, provide supports with either hot-dip galvanized or plastic protected legs.

C. Cast-in-Place Concrete:

All concrete shall meet A.S.T.M. C94, latest edition, "Ready-Mixed Concrete" and shall be placed in accordance with applicable ACI specifications.

Compressive strength test results shall be maintained for poured concrete footings, walls, floor slabs, sidewalks, step or drives.

Where applicable a concrete testing laboratory shall be retained by the contractor and paid by the owner. Testing laboratory shall be approved the Architect.

Concrete Materials:

A. Portland Cement: ASTM C 150, Type I or III.

B. Aggregates: ASTM C 33

C. Water: Clean, fresh drinkable.

D. Air-Entraining Admixture: ASTM C 260

E. Water-Reducing Admixture: ASTM C 494, Type A.

F. Set-Control Admixtures: ASTM C 494, as follows:

- 1) Type B, Retarding.
- 2) Type C, Accelerating.
- 3) Type D, Water-Reducing and Retarding.
- 4) Type E, Water-Reducing and Accelerating.
- 5) Calcium Chloride will not be permitted in concrete, unless otherwise authorized in writing by Architect.

1) Prepare design mixes for each type of concrete, using previously tested and approved materials. These mix designs shall be prepared under the supervision of a concrete technologist experienced in the special considerations of materials and mixes.

2) Proportion mixes by either laboratory trial batch or field experience methods, using materials to be employed on the work for each class or concrete required.

Concrete Mix:

Use	Mm. Compressive Strength 28 days*	Minimum Sacks /yd.	W/C Ratio per90# sack	Slump
Footings, Foundations	3000 psi	5-1/2	6-1/2 gal.	5"max
Slab-on-grade & Exterior walks and steps	3500 psi	6-1/4	5 gal.	4"max

* Unless otherwise specified on structural drawings.

All exterior concrete shall be air-entrained 5-7% air content. The maximum size of the aggregate shall be no larger than 1/5 of the narrowest dimension between side of the forms within which the concrete is to be cast, nor larger than 3/4 of the minimum clear spacing of the reinforcing bars and forms, nor 1/3 the thickness of slabs.

Concrete Testing/Inspection: Where applicable, provide strength tests in accord with the following procedures: Use latest edition ASTM standards.

1) A.S.T.M. C172: "Standard Method of Sampling Fresh Concrete1". Each test sample shall investigate a different batch of concrete as selected on a random basis. When pumping or pneumatic equipment is used, take sample at discharge end.

2) A.S.T.M. C31; "Standard Method of Making and Curing Concrete Test Specimens in the Field". Mold three specimens from each test sample.

3) A.S.T.M. C39: "Compressive Strength of Cylindrical Concrete Specimens". Result of test made at 28 days shall be average of all specimens from sample not exhibiting defects or improper sampling, molding or testing. Discard test result if more than one specimen from sample shows such defects.

One strength test will be made for each one hundred (100) cubic yards of fraction thereof, of concrete of a given mix design placed in any one day. In no case will a mix design be represented by less than five tests.

Finish Concrete: All floors are to be finished without excessive floating. Delay troweling until concrete is sufficiently hard to prevent water working to surface. Bring finish to a smooth surface level within a tolerance of 1/8" in 10'-0" when tested with a 10'0" straightedge. Finish shall be free from defects and blemishes, with the minimum steel troweling possible.

Interior concrete floors to be left exposed shall be a steel trowel finish with a dense hard surface. Concrete floors or platforms on the exterior of the building shall have a broom finish.

Finish concrete floors as indicated in the drawing shall receive floor sealer/hardener applied in accordance with the manufacturer's directions.

Floor to receive resilient flooring shall have a steel trowel finish free from surface blemishes, holes and imperfections.

Curing Concrete: Concrete curing is to comply with the requirements of ACI 318-71, Chapter 5.

Expansion/Contraction Joints: Expansion/Contraction Joints shall be pre-molded, non-extruding, resilient, compressible, 1/2" thick, conform to A.S.T.M. D544-49 or A.S.T.M. D944-53

Concrete Sealer: Shall be "Kure-N-Seal" as manufactured by Sonneborn.

4. MASONRY (Also see Structural Drawings)

SCOPE

Provide all labor, materials, equipment and services and provide all operations required for complete masonry work as shown on drawings or otherwise required.

CODES AND STANDARDS: In addition to complying will all pertinent codes and standards, comply with the standards of:

A. National Concrete Masonry Association (NCMA): "Specifications for the Design and Construction of Load-Bearing Concrete Masonry", latest edition.

B. American National Standards Institute: ANSI A41.2, "Building Code Requirements for Reinforced Masonry", latest edition.

C. Occupational Safety and Health Administration (OSHA): "Concrete and Masonry Construction Safety Standards.

C. Brick Institute of America (BIA) 1"Technical Notes on Brick Construction".

MASONRY ACCESSORIES

A. **Quality Assurance:** Requirements of various specifications of American Society for Testing and Materials (ASTM), referred to herein by number, shall form a part of these specifications.

B. **Materials:** Bar reinforcement shall meet ASTM A615 "Deformed and Plain Billet-Steel Bars for Concrete Reinforcement," Grade 60. Bars of number 3 size and larger shall be deformed.

C. Truss type wall reinforcement in hollow walls shall be "Dur-O-Wall" by Dur-O-Wall, Inc., "Blok-Truss" by AA Wire Products Co., or "Trus-Mesh" by Hohmann and Branard, Inc., or other approved by Architect. Reinforcement shall have #9 side and truss rods which shall be hot-dip galvanized after fabrication. Furnish ladder type reinforcement in grouted walls in width appropriate for wall thickness shown, spaced apart vertically no more than two block courses.

D. Isolation material shall be waterproof corrugated paper: "Column Box Board" as manufactured by William Products Company or equal by Boomer Company ("Column Wrap") or Cranco Industries ("Brak-Brand").

E. Hollow concrete masonry units shall have nominal face dimensions of 7-5/8" x15-5/8", as adapted to 3/8" to 1/2" mortar joint or thickness and shape as shown on drawings. Exposed masonry units throughout the work shall be from a single production run, and shall be manufactured from dies produced by a single manufacturer, using cement and aggregate that are each obtained from a single source.

Block shall meet ASTM C90, Grade N, Type 1, normal and lightweight.

F. **Face Brick Units:** Face brick masonry units shall meet ASTM C216. Nominal face dimensions shall be 3-5/8" x 2-3/4" x 7-5/8" as adapted to 3/8" to 1/2" mortar joint. Exposed masonry units throughout the work shall be from a single production run and shall be manufactured from dies produced by a single manufacturer.

Face brick units shall be grade SW, Type FBS with a mm. compressive strength of 8000 psi, and have an average water absorption rate of 5% or less for 24 hour cold water absorption.

G. **Brick and Block Cavity Wall Reinforcement and Ties:** Cavity wall design type, adjustable reinforcement and tie system as manufactured by Dur-O-Wall or equal. At grouted block walls use "Ladur-Eye" ladder type at nongrouted walls use "Dur-O-Eye" truss type.

H. **Mortar:** All mortar shall be ASTM Type 'S'. Portland cement shall meet ASTM C150, "Portland Cement", Type 1. "Masonry Cement" shall not be used. Use no prepared mortars.

Hydrated lime shall meet ASTM C207, "Hydrated Lime for Masonry Purposes", type S.

Aggregates for mortar shall meet the following requirements:

ASTM C144, "Aggregate for Masonry Mortar", natural sand, to obtained from the same source for the entire extent of the work.

Water shall be clean and potable, free from acid, alkali, oil, vegetable or other organic matter.

5. METALS (Also see Structural Drawings)

A. STRUCTURAL STEEL Scope of Work:

1) The work required under this Section consists of all structural steel, steel fabrication and erection, painting and related items necessary to complete the work indicated on drawings and described in these specifications.

Related Work:

Provide anchor bolts and templates for coordination of work under this section which is installed by others

Quality Assurance:

Requirements of the following publications of the organizations named below, except as otherwise specified or shown on drawings, shall form a part of these specifications.

1) American Society for Testing and Materials (ASTM): Various specifications referred to herein by number. Except as otherwise specified, mill test reports will be evidence of material's compliance with specifications and such reports shall be furnished to Architect upon his request.

2) American Institute of Steel Construction (AISC): "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings"

3) American Welding Society: AWS DI. 1-81, "Structural Welding Code", Welding operators in shop and field shall have previously qualified by testing procedure cited in this code.

4) Structural steel is subject to inspection and tests in the mill, shop and field by the Engineer or Testing Agency.

5) Welds, per American Welding Society specifications, and high-strength bolt connections, in accordance with AISC specifications, are subject to inspection and testing.

Delivery, Handling and Storage:

1) Deliver all structural steel to the project site and handle and store in such a manner as not to damage or distort material.

2) Store off the ground such that water will not pond on horizontal surfaces.

3) Replace damaged members at no additional expense to the Owner.

4) Clearly mark each piece with suitable erection marks, which correspond to the Shop Drawings erection marks.

Materials:

1) Rolled steel plates, shapes and bars - ASTM A 36, except as otherwise indicated on the Drawings or specified hereinafter.

2) Cold-formed steel tubing - ASTM A 500, Grade B.

3) Hot-formed steel tubing - ASTM A 501

4) Steel pipe - ASTM A 53, Type E or S, Grade B. Weight class of steel pipe is shown on the Drawings.

5) Common bolts and nuts - ASTM A 307, Grade A.

6) High-strength bolts and nuts - ASTM A 325 or A 490 as shown on the Drawings.

7) Welding electrodes - per "Structural Welding Code-Steel", AWS D 1.1-80.

8) Headed stud shear connector for beams (where applicable) - ASTM A 108, Grade 1015 or 1020, dimensions per AISC specifications.

9) Primer paint for structural steel not exposed to the weather in the completed structure - per SSPC -Paint 13.

10) Primer paint for structural steel exposed to the weather in the completed structure - red lead, iron oxide type per SSPC - Paint 2.

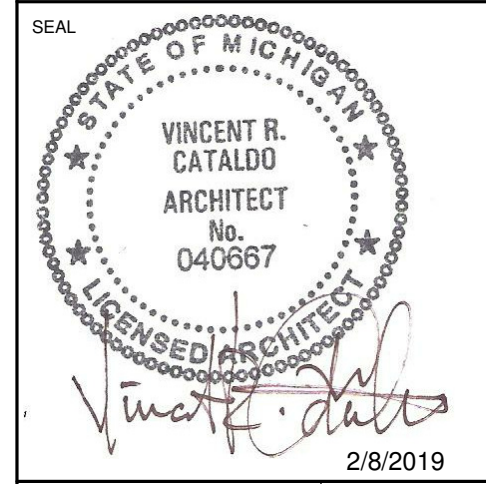
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Revision Schedule

#	Description	Date
1	PERMIT SET	2/8/2019



3040 E. GRAND BLVD. RENOVATION

3040 E. GRAND BLVD.
DETROIT, MI 48202
D-Town Grand LLC.

SHEET TITLE
SPEC SHEET

SHEET NUMBER
A-0.4

REPORT

General Site Notes

The drawings herein are for informational purposes and conveyance of design intent. Information depicted is not intended to be construed as legal survey or engineered civil. Refer to submittals by professional consultants for work beyond the scope depicted herein.

General contractor to verify all existing elevations and building conditions in field prior to start of construction. The contractor shall have a registered land surveyor tie out and reset any property corners or section corners planned to be disturbed by construction of this project, and shall have a registered land surveyor re-establish any property corners or section corners inadvertently disturbed during construction of this project.

All street, sanitary sewer, storm sewer and waterline construction shall conform to the Local Municipality Standards and Specifications current at the date of execution of the construction.

Street paving shall not begin until subgrade compaction tests are taken and the City Engineer approves the results.

The contractor shall comply with all requirements of the soils report prepared for this project and approved by the municipality's Engineer.

The contractor shall be responsible for contacting MUD. Call two business days prior (not including the day of the call) to digging, grading or excavating for the marking of underground member utilities.

Prior to commencement of any construction, the contractor shall provide the Engineer 24 hours advanced notice.

Temporary erosion control measures shall be provided by the contractor during construction as identified on the Erosion Control Plan. Maintenance of onsite drainage and erosion control facilities during construction shall be the responsibility of the Contractor.

Prior to commencement of any construction, the contractor shall contact all utilities to coordinate service and schedules.

Prior to commencement of any construction that will affect traffic signs of any type, the contractor shall contact the municipality.

The contractor shall be responsible for all traffic control during construction:
 a. All signs, striping and traffic control device shall conform to, and placement shall be performed in accordance with, the Manual on Uniform Traffic Control Devices (MUTCD), latest edition and MDT or County Standards, latest edition.
 b. The contractor shall be responsible for maintenance and cleaning of traffic control devices.
 c. The contractor shall maintain existing pavement markings during construction operations, in conformance with construction documents.
 d. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the surface or texture of the pavement or existing surfacing. The pavement markings shall be removed to the extent that they are not visible under day or night conditions.
 e. Scrape and repair all existing painted site features, including, but not limited to, curbs, bollards, railings, & site lighting bases.

The contractor shall contact the local Construction Inspector prior to any street cut. The existing street condition shall be documented by the Construction Inspector before any cuts are made. Any street patching shown on the drawings is approximate. Actual limits of street patch shall be determined by the Construction Inspector. Patching shall be done in conformance with municipal Design Criteria and Construction Specifications. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. In accordance with the referenced specifications, the Engineer shall make the determination of the need for a complete overlay.

The contractor shall restore any disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction, unless otherwise shown on the construction documents.

The contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In case of willful or careless destruction, the contractor shall be responsible for restorations. Resetting of markers shall be performed under the direction of a Licensed Professional Land Surveyor.

The contractor shall immediately remove any construction debris and must tracked onto existing roadways. The contractor shall repair any excavation or pavement failures caused by the construction.

All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements.

The type, size, location and number of all known underground utilities are approximate when shown on these construction drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work prior to commencing any new construction. The contractor shall be responsible for any unknown underground utilities.

The contractor shall notify the Public Works Department at least 48 hours prior to installing a new sewer, water service or abandoning an existing water service.

The Contractor shall be responsible for obtaining the services of a qualified testing laboratory to perform all compaction testing, asphalt testing, concrete testing and any other testing as may be required to complete the work. Quality Control test results must be submitted for all phases of this project per the Town's requirements.

The Contractor shall maintain one (1) set of "redlined" prints of the construction plans. The "redlined" prints shall be kept current to accurately represent the dimensions and locations of all work performed by the Contractor. Prior to final payment, the Contractor must present the "redlined" prints to the Owner's engineer for preparation of a set of reproducible "Record Drawings" which shall be submitted to the municipal engineer within 30 days of construction acceptance.

The Owner/Developer shall be responsible for providing all required lot staking and construction staking. The Contractor shall coordinate through the Owner's designated representative to assure that the surveyor is given adequate notice and instruction in order to complete the survey requirements for the various phases of work. The Contractor shall be responsible for the cost of re-surveying required due to the Contractor's, or subcontractor's, activities. The Contractor shall be responsible for the costs associated with rescheduling the surveyor to accommodate the Contractor's requests for unscheduled staking.

The Contractor shall provide and implement a "Traffic Control Plan" related to all construction activities for this project.

The Contractor shall perform all work according to all Local, County, State and Federal safety and health regulations. In particular, the trenching and open excavation operations shall comply with all current O.S.H.A. regulatory requirements.

All construction activities must comply with Local and State permitting processes for "Stormwater Discharges Associated with Construction Activity."

When discharging groundwater, all dewatering methods shall be in conformance with all laws and regulations of the State. The contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from stormwater runoff and/or deposition of debris resulting from any and all work.

The engineer who has prepared Civil plans, by execution and/or seal hereon, does hereby affirm responsibility for any errors and omissions contained in these plans, and approval of these plans shall not relieve the engineer who has prepared them of any such responsibility.

All parking lot improvements shall meet the requirements of the ADA Act and provide for parking, signage and access. It is the Contractor and Owner's responsibility to provide. Provide detectable warning at transition from sidewalk to drive aisle. Accessible parking spaces and access aisles shall have a surface slope not to exceed 2% in all directions. Cross slope along entire length of accessible route not to exceed 2%.

Refer to electrical drawings for site related electrical scope.

GENERAL CONDITION NOTES:

ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS ON DRAWINGS, AS WELL AS REVIEW AND COORDINATE PLANS WITH EXISTOR BUILDING ELEVATIONS, SECTIONS, AND DETAILS BEFORE COMMENCING WITH THE WORK. IF DIMENSIONAL ERROR OR CONFLICTS OCCUR BETWEEN PLANS, BUILDING ELEVATIONS, SECTIONS, AND DETAILS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTORS WHO FAIL TO VERIFY, REVIEW, AND COORDINATE THE WORK AND CONTRACTORS WHO SCALE DRAWINGS TO DETERMINE PLACEMENT OR PART(S) OF THE WORK, SHALL TAKE FULL RESPONSIBILITY SHOULD THAT PORTION OF THE WORK BE IMPROPERLY CONSTRUCTED.

CONTRACTOR TO PROVIDE PROTECTIVE MEASURES DURING CONSTRUCTION TO ENSURE THAT FROST DOES NOT PENETRATE BELOW FOOTINGS. MEASURES INCLUDE THICK STRAW BEDS, TAPPING AND TEMPORARY HEAT AT ANY AREAS OF EXCAVATION BELOW GRADE.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, RULES AND REGULATIONS

ASSUMED SOIL PRESSURE IS 2,500 PSF - VERIFY CAPACITY BEFORE COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT IF LESS THAN THIS VALUE IS FOUND. OWNER SHALL BE RESPONSIBLE TO RETAIN A LICENSED SOIL ENGINEER FOR BORING AND RECOMMENDED DESIGN DATA.

DRAWING INFORMATION:

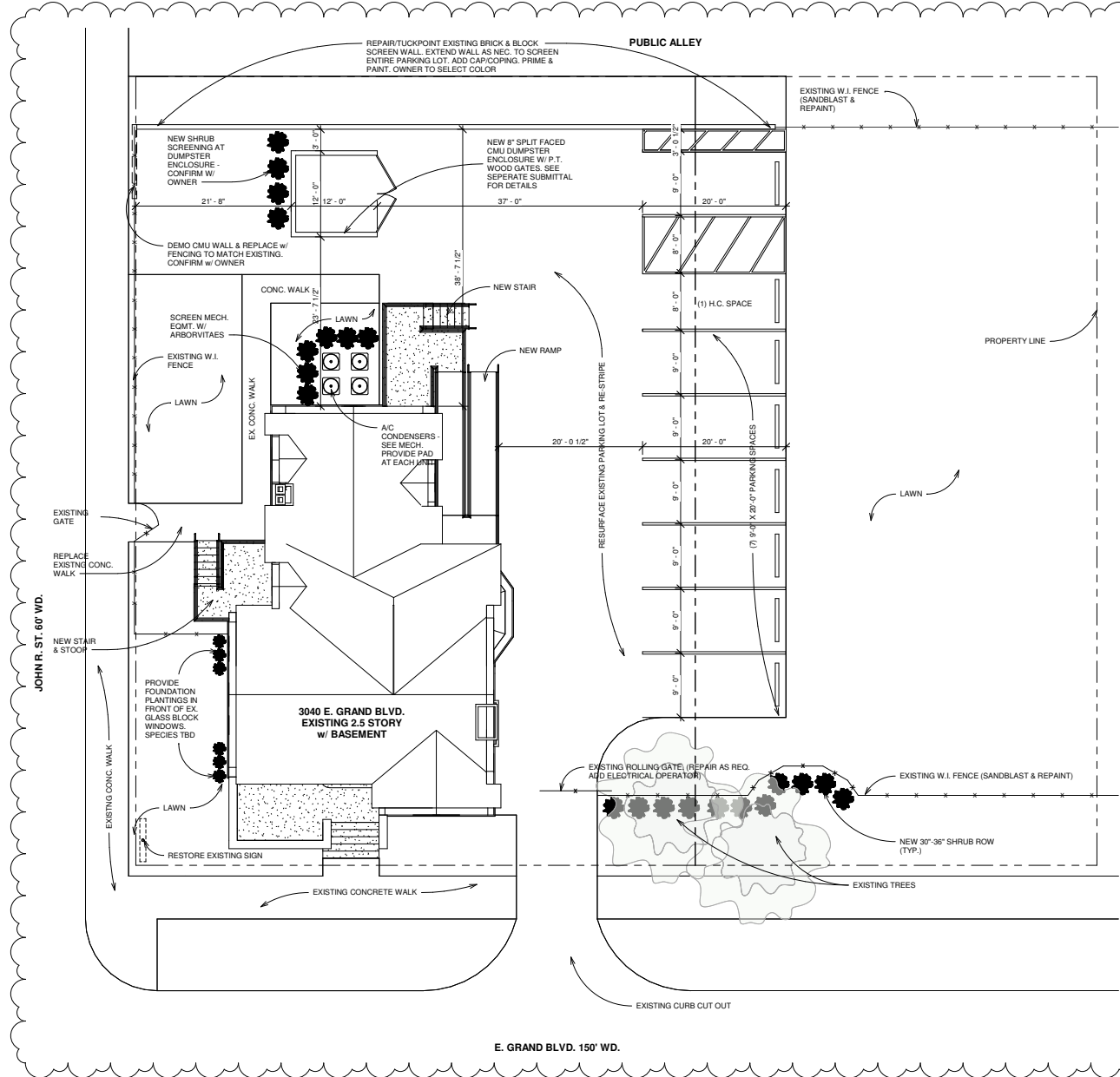
ARCHITECTURAL DOCUMENTS ESTABLISH THAT FIRST (MAIN) FINISH FLOOR LEVEL = 100.00' FOR COORDINATION OF CIVIL DOCUMENTS: ARCHITECTURAL 100.00' - CIVIL ENGINEERS VALUE AND INTERPOLATION SHALL BE REQUIRED BY CONTRACTORS FOR VALUE RELEVANT TO THE SITE.

EXTERIOR DIMENSIONS ARE MEASURED FROM SHEATHING TO SHEATHING, WINDOWS AND DOORS ARE DIMENSIONED TO CENTERS, U.N.O. OR WHERE C.M.U. DIMENSIONS ARE USED.

INTERIOR DIMENSIONS ARE MEASURED FACE OF STUD WALL TO FACE OF STUD WALLS, INTERIOR DOORS AND CASSED OPENINGS ARE TO BE MIN. 6" OFF WALLS FOR TRIM ALLOWANCE U.N.O.

ABBREVIATIONS:

- AL/GL - GLASS IN ALUM. FRAME
- SCWD - SOLID CORE WOOD
- AN/DZ - ANODIZED
- STL - STEEL
- STN - STAIN
- PTD - FACTORY FINISH PAINT
- H.M./R.F. - HOLLOW METAL / READY FRAME
- H.M. - HOLLOW METAL
- WD/GL - GLASS IN WOOD FRAME
- STVN - FACTORY FINISH STAINED VENEER
- BRZ. PT. - BRONZE PAINT



NOTE: FOR REFERENCE ONLY. NOT ACTUAL SITE SURVEY. OWNER TO PROVIDE OFFICIAL SURVEY

2 ARCHITECTURAL SITE PLAN
 A-0.5 SCALE: 1/8" = 1'-0"

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Revision Schedule		
#	Description	Date
1	PERMIT SET	2/8/2019
2	PERMIT REV. 1	5/13/2019

SEAL

VINCENT R. CATALDO
 ARCHITECT
 No. 040687
 LICENSED ARCHITECT
 STATE OF MICHIGAN

2/8/2019

SHEET TITLE

3040 E. GRAND BLVD. RENOVATION

3040 E. GRAND BLVD.
 DETROIT, MI 48202
 D-Town Grand LLC.

SHEET NUMBER

A-0.5

DRAWING NUMBER

ARCHITECTURAL SITE PLAN

DATE

2/8/2019

PROJECT NUMBER

3040 E. GRAND BLVD. RENOVATION

DRAWING NUMBER

A-0.5

DATE

2/8/2019

DRAWING NUMBER

ARCHITECTURAL SITE PLAN

DATE

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2/8/2019

DRAWING NUMBER

REPORT

STRUCTURAL NOTES:

Concrete:
 Footings to bear on firm, undisturbed soil with a safe net bearing capacity of 3000 psf.
 If soil of this capacity is not found at the elevations indicated, footings shall be enlarged or lowered at the direction of the engineer. Verify soil bearing capacity in field by a soils engineer.
 Minimum concrete strength to be 3000 psi @ 28 days. Slabs shall be 3500 psi minimum.
 Provide 6% entrained air where exposed to weather.
 All concrete work and placement to conform to the latest recommendations of ACI.
 Concrete footings required to be raised or lowered shall be done at a 2 for 1 ratio.
 All reinforcing bars, dowels and ties shall conform to ASTM A615 grade 60.
 Reinforcing steel shall be continuous and shall have a minimum 3/64 bar diameter lap and be fabricated and placed in accordance with ACI-315 latest edition.
 All slabs on ground shall be 6" thick and have 6" x 6" W2.9 x W2.9 wire mesh in the top 1/3 of the slab, unless otherwise noted.

Masonry:
 All masonry work is to be completed in accordance with the latest building code requirements for masonry structures (ACI 530/ASCE) and specifications for masonry structures (ASI 530.1/ASCE) and NCMA specifications.
 All block shall conform to ASTM C90 and C145, Type 1, Grade N.
 Mortar shall be Type S (1800psi) conforming to ASTM C-270.
 Provide 9 ga. horizontal ladder type reinforcing at 16" on center in all masonry walls.
 All masonry bearing beams and lintels to bear 8" minimum on 3 courses solid masonry unless noted otherwise.
 Provide mortar nets, flashing and weeps (min. 1 1/2" above fin. grade) at all exterior walls per industry standards.
 Connect masonry to foundations with min. #5 re-bar or hook bolts @ 32" o.c. max; grout solid All c.m.u. at or within 8" of grade shall be grouted solid

Structural Steel:
 Steel design, fabrication and erection to be in accordance with the latest A.I.S.C. specifications for structural steel for buildings.
 All Structural Steel shall conform to the latest designation ASTM A992 Grade 50 unless noted otherwise. All Plates and Angles to conform to the latest designation ASTM A36. Steel tubing shall conform to ASTM A500 Grade B. Steel pipe shall conform to ASTM A-53 Grade B.
 All welded connections shall be in accordance with the latest AWS code for E70XX electrodes. All field connections to be bolted connections with A-325 bolts. All bolts are to be installed in accordance with the latest specifications for "Structural Joints Using A.S.T.M. A-325 Bolts."
 Design connections for a minimum one-half the total allowable uniform load per A.I.S.C. beam load tables, unless otherwise noted.
 All metal deck shall be fabricated and erected in accordance with the latest "Steel Deck Institute" specifications.
 The design, configuration & erection safety of all structural steel connections shall be the responsibility of the structural steel fabricator.
 Review and acceptance of the shop drawings by the engineer shall constitute approval of the load-carrying adequacy only.
 Refer to architectural drawings for additional angles, plates, bars, clips, etc., attached to the structural steel.
 All steel to be painted with one coat red oxide primer unless noted otherwise.
 Provide temporary bracing as to insure the stability of the structure until the permanent framing is in place.

DOOR NOTES (U.N.O.):

ALL DOORS AND HARDWARE SHALL COMPLY WITH APPLICABLE CODES, INCLUDING ADA-AGMSBC BARRIER FREE SUBCODES AND SHALL BE CAPABLE OF OPERATION WITH THE USE OF (1) HAND
 ALL HOLLOW METAL DOOR FRAMES ARE TO BE 16 GAUGE KNOCK DOWN TYPE
 ALL FRAMES ARE TO RECEIVE THREE DOOR SILENCERS
 CONTRACTOR SHALL SUBMIT SHOP DRWG'S & CATALOG CUTS (FOR REVIEW) FOR ALL DOORS, FRAMES AND HARDWARE
 CONTRACTOR SHALL PROVIDE ALL MISC. HARDWARE REQ'D. FOR COMPLETE OPERATION OF EACH DOOR.
 ALL EXTERIOR DOORS TO HAVE SELF-CLOSING HARDWARE; THRESHOLDS AND WEATHER STRIPPING.
 DOOR THRESHOLDS SHALL NOT EXCEED ON-HALF INCH (1/2") IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1:2 BEVEL.
 ALL LOCKS ARE TO BE KEYPER PER THE REQUIREMENTS OF THE OWNER
 ALL HINGES TO BE BRUSHED ALUM. & BALL BEARING
 ALL DOORS TO BE SUPPLIED & INSTALLED WITH DOOR STOPS WITH SOLID BLOCKING FOR EACH LOCATION
 ALL GLASS IN DOORS MUST BE TEMPERED AS PER CODE
 STOREFRONT ENTRANCE DOORS TO BE KAWNEER OR EQUAL WITH FRAMING SYSTEM AS INDICATED ON SCHEDULE WITH CLOSERS, LOCK ASSEMBLIES, AND ALL OTHER HARDWARE
 REQUIRED FOR A COMPLETE INSTALLATION
 ALL EXTERIOR METAL DOORS SHALL BE INSULATED
 VER. ALL DOOR OPTIONS, INCLUDING HANDING, TYPE AND HARDWARE W/ OWNER SELECTIONS. PROVIDE BUMPERS/STOPS WHERE REQ'D

HARDWARE NOTES:

LOCK AND LATCH SETS TO BE "YALE" SERIES WITH LEVER HANDLE AND SATIN CHROME FINISH (U.N.O.)
 ALL DOORS TO RECEIVE "IVES" OR APPROVED EQUAL DOMED FLOOR STOPOR CONVEX WALL STOP ANSI 156.16. ALL DOORS TO HAVE APPROPRIATE DOOR STOPS.
 PANIC HARDWARE SHALL CONSIST OF PANIC BAR (HORIZONTAL BAR) AND LATCHING DEVICE WITH PROPER LATCH BOLT LENGTH, STEEL BALL BEARING HINGES AND CLOSER.
 PROVIDE PANIC HARDWARE ON ALL EXTERIOR DOORS. IT IS "YALE" MANUFACTURER OR APPROVED EQUAL.
 PANIC HARDWARE SHALL HAVE THE ACTIVATING MEMBER MOUNTED AT A HEIGHT OF NOT LESS THAN 30 INCHES & 44 INCHES A.F.F.
 DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
 VERIFY ALL HARDWARE FINISHES AND LOCK REQUIREMENTS WITH OWNER - DOOR SUPPLIER TO PROVIDE SUBMITTAL FOR ARCHITECT APPROVAL

ABBREVIATIONS:

AL/GL - GLASS IN ALUM. FRAME
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 ANOD. - ANODIZED
 STL - STEEL
 STN. - STAIN
 FTD. - FACTORY FINISH PAINT
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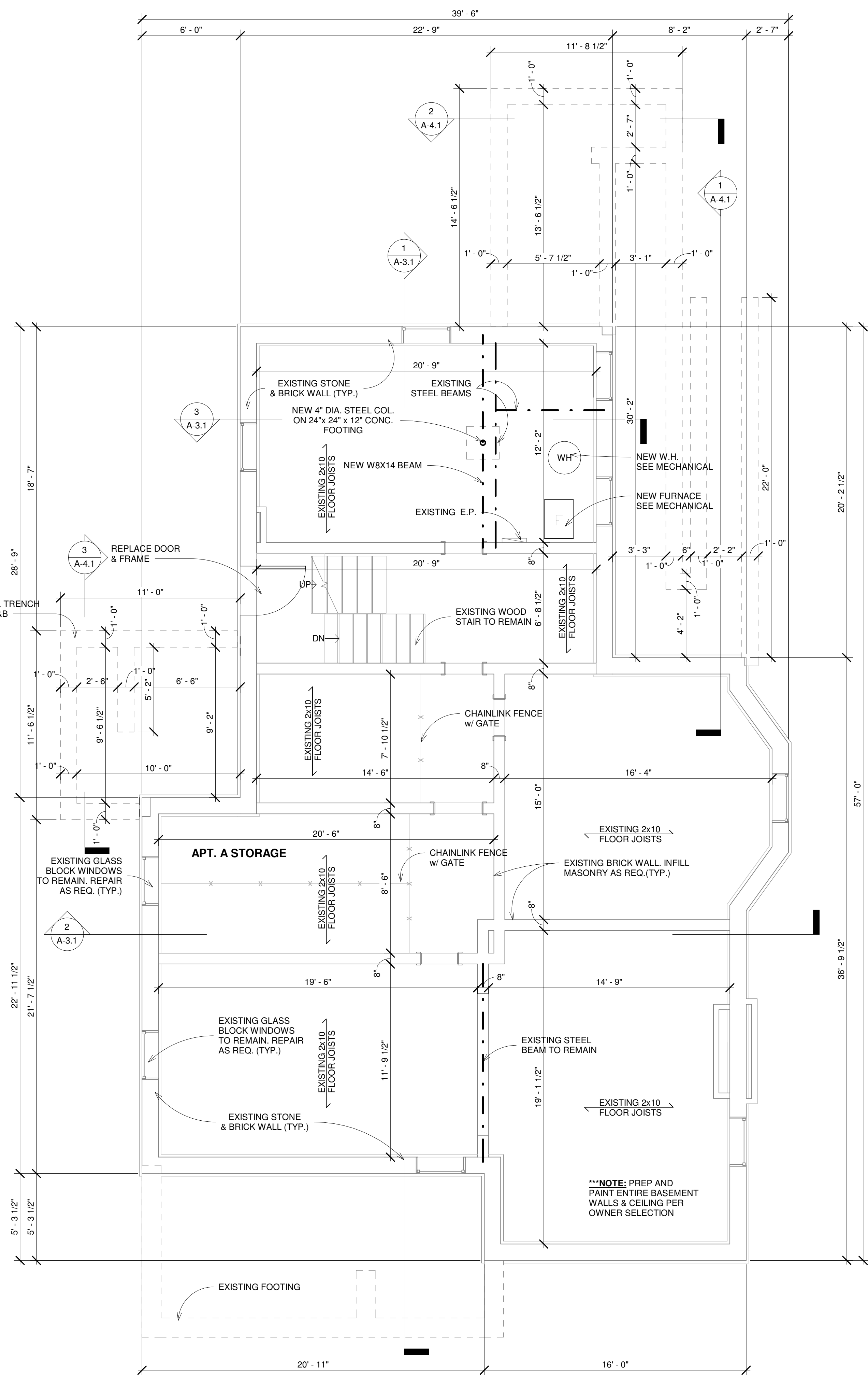
WINDOWS, GLAZING AND DOORS:

1. Window sizes and operability are shown for reference only. Window supplier shall confirm all sizes and configurations with owner prior to order. Glazing contractor shall field measure all openings

NEW DOOR SCHEDULE										
Mark	Width	Height	Count	Fire Rating	W.S.	PANIC HDWR	CLOSER	HARDWARE	Comments	
a	3' - 0"	7' - 0"	1		Yes	Yes	Yes	Key lock; coordinate w/ owner		
b	3' - 0"	6' - 8"	1		Yes	Yes	Yes	Key lock; coordinate w/ owner	Insulated Alumn. Threshold	
c	3' - 0"	6' - 8"	1		No	Yes	Yes	Key lock; coordinate w/ owner	Kick Plate	
e	3' - 0"	6' - 8"	2		No	No	No	Key lock; coordinate w/ owner		
f	2' - 10"	6' - 8"	1		No	No	Yes	Privacy		
g	2' - 10"	6' - 8"	1		No	No	No	Passage		
h	2' - 10"	6' - 8"	1		No	No	No	Key lock; coordinate w/ owner		
k	2' - 10"	6' - 8"	3		No	No	No	Privacy		
m	2' - 10"	6' - 8"	3	90 Min	No	No	Yes	Key lock; coordinate w/ owner	Smoke seal req.	
n	2' - 6"	6' - 8"	2		No	No	No	Privacy		
o	2' - 6"	6' - 8"	1		No	No	No	Passage		
p	2' - 4"	6' - 8"	1					Privacy		
q	5' - 0"	6' - 8"	3		No	No	No	Bi-fold		
r	2' - 6"	3' - 6"	1		No	No	No	Bi-fold		
u	2' - 0"	6' - 8"	1		No	No	No	Bi-fold		
w	3' - 10"	7' - 6"	1		Yes		Yes	Key lock; coordinate w/ owner	Custom wood entry door; see separate submittal	
x	3' - 0"	7' - 0"	1		Yes	Yes	Yes	Key lock; coordinate w/ owner	Custom wood entry door; see separate submittal	

WINDOW SCHEDULE						
Type Mark	Count	Width	Height	Type Comments	Description	Comments
2	2	2' - 6"	5' - 0"	REPLACEMENT	DOUBLE HUNG	
3A	1	2' - 8"	6' - 8"	EXISTING	DOUBLE HUNG 2/3 SASH	TO MATCH EXISTING STONE CONFIGURATIONS
3B	3	2' - 8"	6' - 8"	EXISTING	DOUBLE HUNG 2/3 SASH	
3C	2	2' - 4"	6' - 8"	EXISTING	DOUBLE HUNG 2/3 SASH	
4	2	6' - 6"	6' - 8"	EXISTING	DOUBLE HUNG 2/3 SASH	
5	2	1' - 6"	3' - 0"	REPLACEMENT	FIXED	OBSCURED GLASS
6	1	2' - 4"	5' - 0"	REPLACEMENT	FIXED	OBSCURED GLASS
7	2	3' - 4"	5' - 0"	REPLACEMENT	FIXED	
8A	1	2' - 8"	5' - 0"	REPLACEMENT	DOUBLE HUNG 2/3 SASH	SILL @ 28"
8B	2	2' - 8"	5' - 0"	REPLACEMENT	DOUBLE HUNG 2/3 SASH	SILL @ 28"
8C	1	2' - 8"	5' - 0"	REPLACEMENT	DOUBLE HUNG 2/3 SASH	SILL @ 28"
8D	1	2' - 8"	5' - 0"	EXISTING	DOUBLE HUNG 2/3 SASH	SILL @ 28"
9A	1	2' - 8"	3' - 10"	REPLACEMENT	DOUBLE HUNG	SILL @ 30
9B	1	2' - 8"	3' - 10"	REPLACEMENT	DOUBLE HUNG	SILL @ 28"
9C	1	2' - 8"	3' - 10"	REPLACEMENT	DOUBLE HUNG	SIL @ 25"
10	1	2' - 8"	4' - 0"	REPLACEMENT	DOUBLE HUNG	
11	2	6' - 6"	5' - 0"	EXISTING	DOUBLE HUNG 2/3 SASH	
12	1	1' - 8"	4' - 4"	EXISTING	DOUBLE HUNG 2/3 SASH	
13	1	1' - 4"	2' - 8 1/2"	REPLACEMENT	FIXED	OBSCURED GLASS SHOWER LOCATION
14	1	2' - 0"	3' - 0"	REPLACEMENT	DOUBLE HUNG	
15	1	1' - 8"	6' - 8"	EXISTING	DOUBLE HUNG 2/3 SASH	
16	1	3' - 4"	3' - 8"	REPLACEMENT	DOUBLE HUNG	
17A	1	1' - 0"	3' - 0"	REPLACEMENT	CASEMENT	
17B	1	1' - 0"	3' - 0"	REPLACEMENT	CASEMENT OR FIXED	
18	1	1' - 4"	3' - 0"	REPLACEMENT	CASEMENT	
19A	7	3' - 0"	2' - 4"	EXISTING	GLASS BLOCK	REPAIR AS REQ.
19B	2	3' - 0"	2' - 4"	EXISTING	GLASS BLOCK	REMOVE AND INFILL AS REQ.
20	1	2' - 6"	4' - 0"			REMOVE AND INFILL w/ STONE. OWNER TO SELECT
21	1	3' - 6"	3' - 0"	EXISTING	DOUBLE HUNG	

NOTE: OWNER TO SELECT NEW WINDOW MATERIAL TYPE

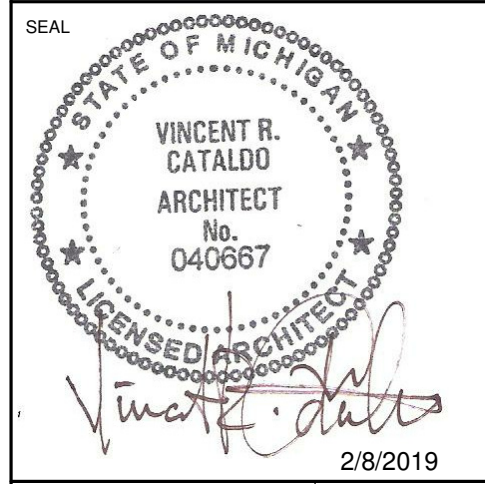


1
A-1.0
SCALE: 1/4" = 1'-0"



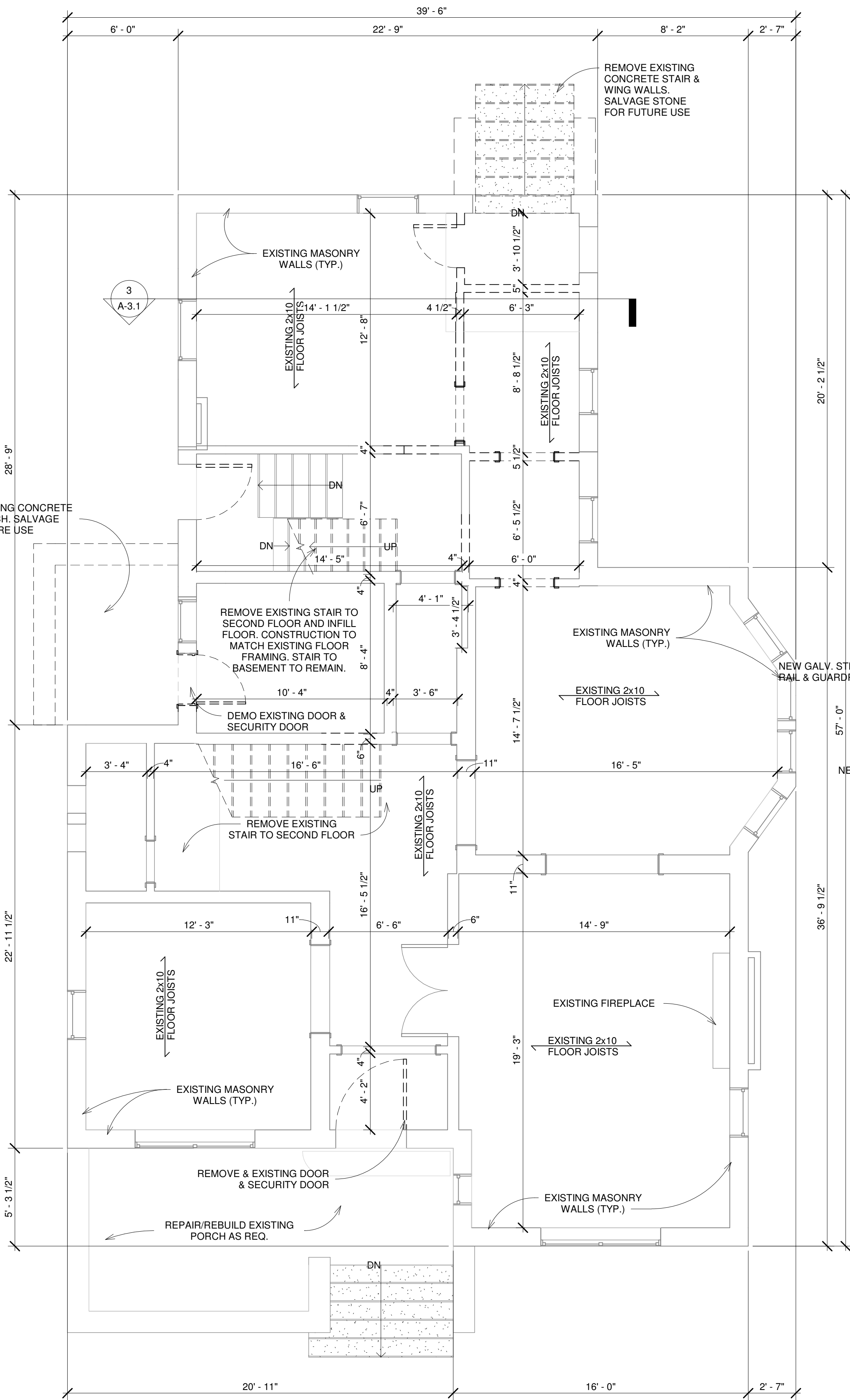
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Revision Schedule		
#	Description	Date
1	PERMIT SET	2/8/2019
2	Revision	3/7/2019

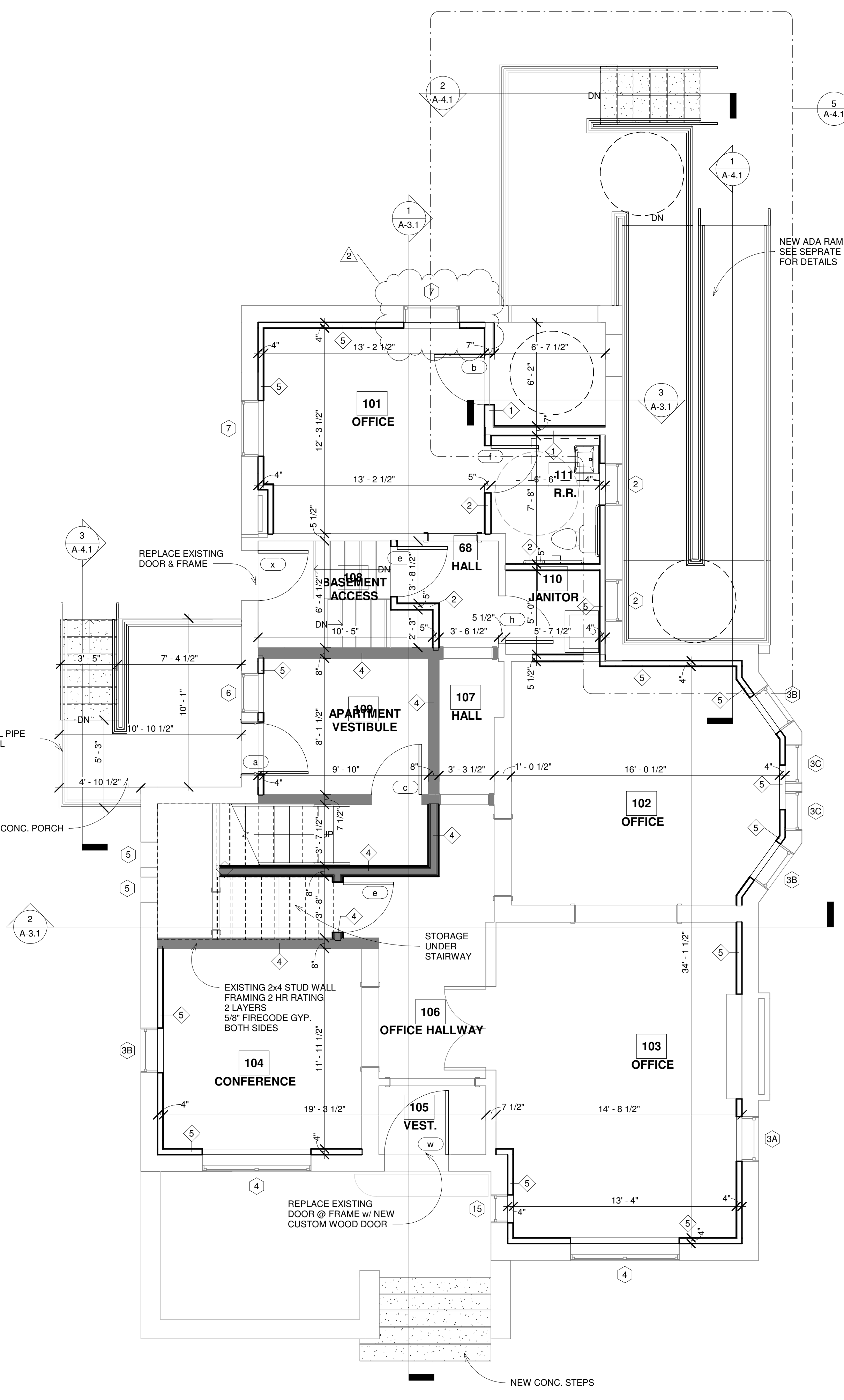


3040 E. GRAND BLVD. RENOVATION
 3040 E. GRAND BLVD.
 DETROIT, MI 48202
 D-Town Grand LLC.
 SHEET TITLE
BASEMENT PLAN & SCHEDULES

SHEET NUMBER
A-1.0



1
A-1.1 **FIRST FLOOR - EXISTING/DEMO**
SCALE: 1/4" = 1'-0"



2
A-1.1 **FIRST FLOOR - NEW**
SCALE: 1/4" = 1'-0"

WALL LEGEND

1. EXT. WALL w/ SIDING

- SIDING. OWNER TO SELECT TYPE & FINISH
- BLDG. WRAP ON 1/2" SHEATHING
- 5/8" GYP. BD.
- BATT INSUL. VERIFY w/ OWNER

2. TYP. INTERIOR PARTITION (NON- RATED)

- 5/8" GYP. BD.
- 3 1/2" STUDS @ 16" O.C. w/ BATT INSUL. VERIFY w/ OWNER

3. (1) HR FIRE RATED WALL UL# 327 STC 50

- 5/8" FIRECODE GYP. BD. ON RC-1 CHANNEL OR EQ.
- 3 1/2" STUDS @ 16" O.C. w/ BATT INSUL.
- 5/8" FIRECODE GYP. BD.

4. (2) HR FIRE RATED WALL UL# 301 STC 58

- 2 LAYERS 5/8" FIRECODE GYP. BD. ON RC-1 CHANNEL OR EQ.
- 3 1/2" STUDS @ 16" O.C. w/ SOUND INSUL.
- 2 LAYERS 5/8" FIRECODE GYP. BD. ON RC-1 CHANNEL OR EQ.

5. TYP. EXTERIOR WALL

- 1" SPACE BETWEEN EXISTING MASONRY WALL & NEW STUD WALL w/ VAPOR BARRIER
- 5/8" GYP. BD.
- EXISTING MASONRY WALL
- NEW 3 1/2" STUDS @ 16" O.C.

6. TYP. PLUMBING WALL

- 5/8" FIRECODE GYP. BD.
- 5/8" FIRECODE GYP. BD.
- 5 1/2" STUDS @ 16" O.C.

TYP. EXISTING EXT. WALL

- EXISTING STONE VENEER (EXTERIOR)
- EXISTING BRICK EXPOSED (INTERIOR)

GENERAL FINISH NOTES

PAINTING:
SURFACE PREPARATION AND APPLICATION:
METALS - ALL METAL SURFACES SHALL BE CLEAN AND FREE OF RUST, MILL SCALE, GREASE, OIL, DIRT AND OTHER FOREIGN MATTER. SURFACES MUST BE ABRASED WITH STEEL WOOL OR ABRASIVE PAPER PRIOR TO PRIME COAT. FINISHES TO BE GLOSS.
PLASTER - DEEP CRACKS MUST BE CUT OUT AND PATCHED BEFORE PRIMER AND PAINT ARE APPLIED. UNDERCUT PLASTER TO A 'V' GROOVE. AFTER PATCH DRIES AND IS SANDED SMOOTH, DUST COMPLETELY. PATCHED AREAS MUST BE SPOT PRIMED AND SCUFF SANDED BEFORE THEY ARE PAINTED. NEW PLASTER MUST BE DRY BEFORE IT IS PRIMED AND PAINTED.
DRYWALL - BE SURE ALL SCREW HEADS ARE SET BELOW THE SURFACE AND SPACKLED OVER. JOINTS SHOULD BE TAPED AND COVERED WITH SUITABLE JOINT COMPOUND, SAND SMOOTH AND DUST WELL BEFORE PRIMING.
CONCRETE & MASONRY - SURFACE SHALL BE 'AGED' BEFORE PAINTING. AGING ALLOWS ALKALI TO LEACH OUT OF CEMENT PRODUCTS AND MOISTURE TO ESCAPE. CONCRETE PRODUCTS SHALL BE FILLED BY APPLYING LATEX BLOCK FILLER. PROVIDE SATIN CLEAR SEALERS ON CONCRETE SURFACES AS NOTED.
WOOD FINISHES - PROVIDE FINISH SANDING TO REPAIR MINOR DEFECTS IN ALL FINISHED LUMBERS. PATCH MAJOR DEFECTS WITH PROPER WOOD FILLERS. FILLER/SEALER IS USED TO FILL POURS OF OPEN GRAINED WOODS SO THAT STAINS AND VARNISHES WILL DRY EVENLY. APPLY MINIMUM TWO (2) COATS OF CLEAR VARNISH. LIGHTLY SAND OR STEEL WOOL AFTER EACH COAT. ON OPAQUE FINISHES PROVIDE 'KILZ' (OR EQUAL) PRIMER AFTER SANDING. SURFACES PREVIOUSLY COATED WITH GLOSS PAINTS DILUTED WITH PENETROL PER ARCHITECTS DIRECTION. PREPARE TEST STRIPS FOR ALL SPECIAL AND TEXTURED PAINT TO BE APPROVED BY ARCHITECT.
TYPICAL FINISH:
CEILINGS - FLAT
WALLS - SATIN OR EGGSHELL
TRIM - SEMI GLOSS; W/CLEAR VARNISH OR POLYURETHANE
METALS - GLOSS; W/CLEAR VARNISH OR POLYURETHANE

FLOORING NOTES:

- ALL FLOORS SHALL BE PROPERLY PREPARED AND SKIM COATED AS NECESSARY TO ACHIEVE CLEAN SURFACES SO THAT BLEMISHES DO NOT TELEGRAPH THROUGH FINISH MATERIAL.
- ALL CARPET IS TO BE INSTALLED USING DIRECT GLUE-DOWN METHOD UNLESS OTHERWISE NOTED OR CARPET TILES ARE USED.
- ALL FLOOR FINISH CHANGES AT DOORWAYS SHALL BE CENTERED UNDER DOORS.
- ALL ADA'SIVES TO BE APPROVED BY MATERIAL MFR.
- WHERE TILE FLOORS ARE INSTALLED OVER CONCRETE, PROVIDE PLIABLE SILICONE JOINTS (MATCHING GROUT) AT ALL CONTROL AND EXPANSION JOINTS AND AT ANY TRANSITIONS IN FOUNDATIONS.

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Revision Schedule		
#	Description	Date
1	PERMIT SET	2/8/2019
2	Revision	3/7/2019

2/8/2019

3040 E. GRAND BLVD. RENOVATION

3040 E. GRAND BLVD.
DETROIT, MI 48202
D-Town Grand LLC.

FIRST FLOOR PLANS

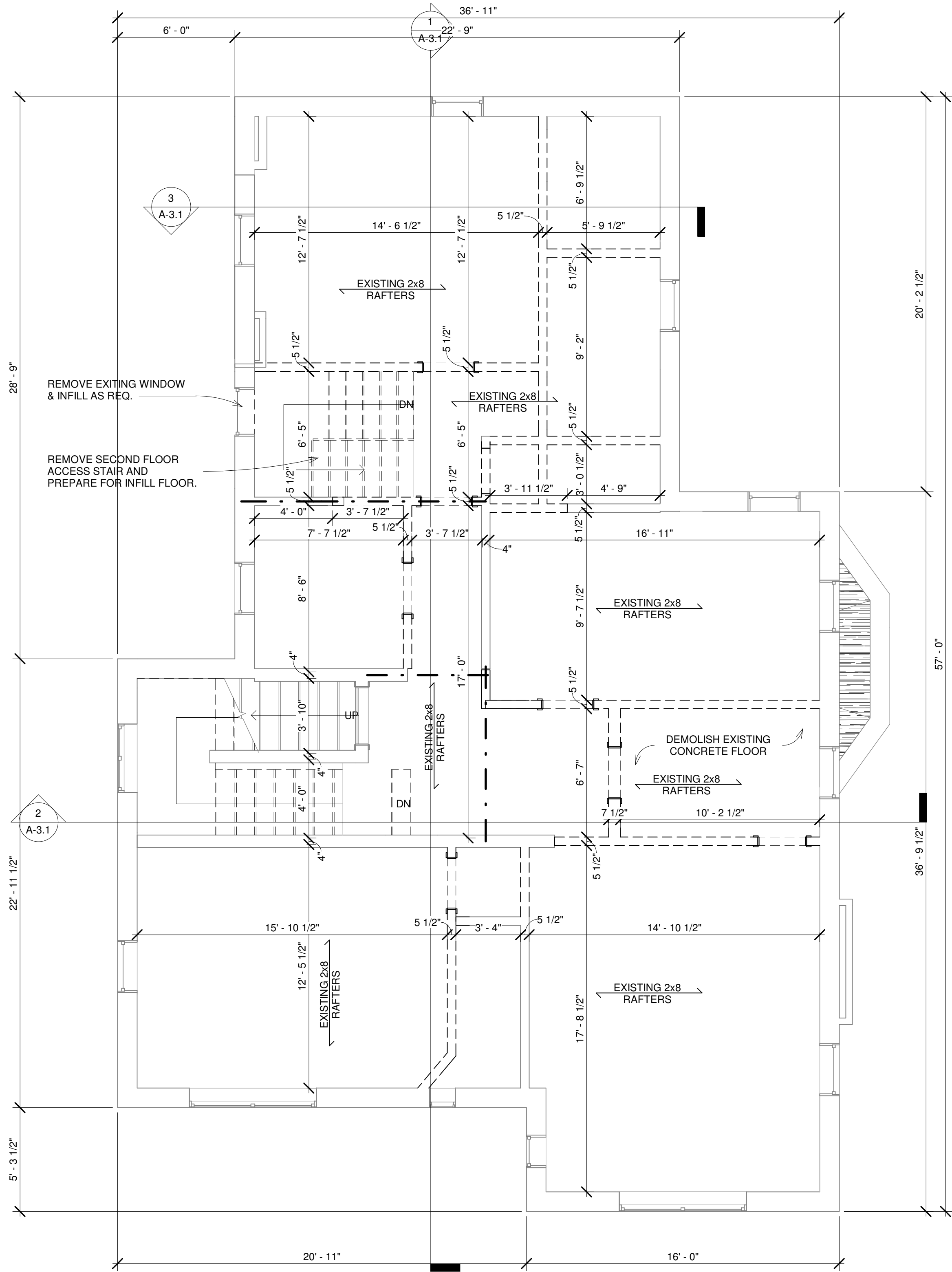
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SHEET NUMBER

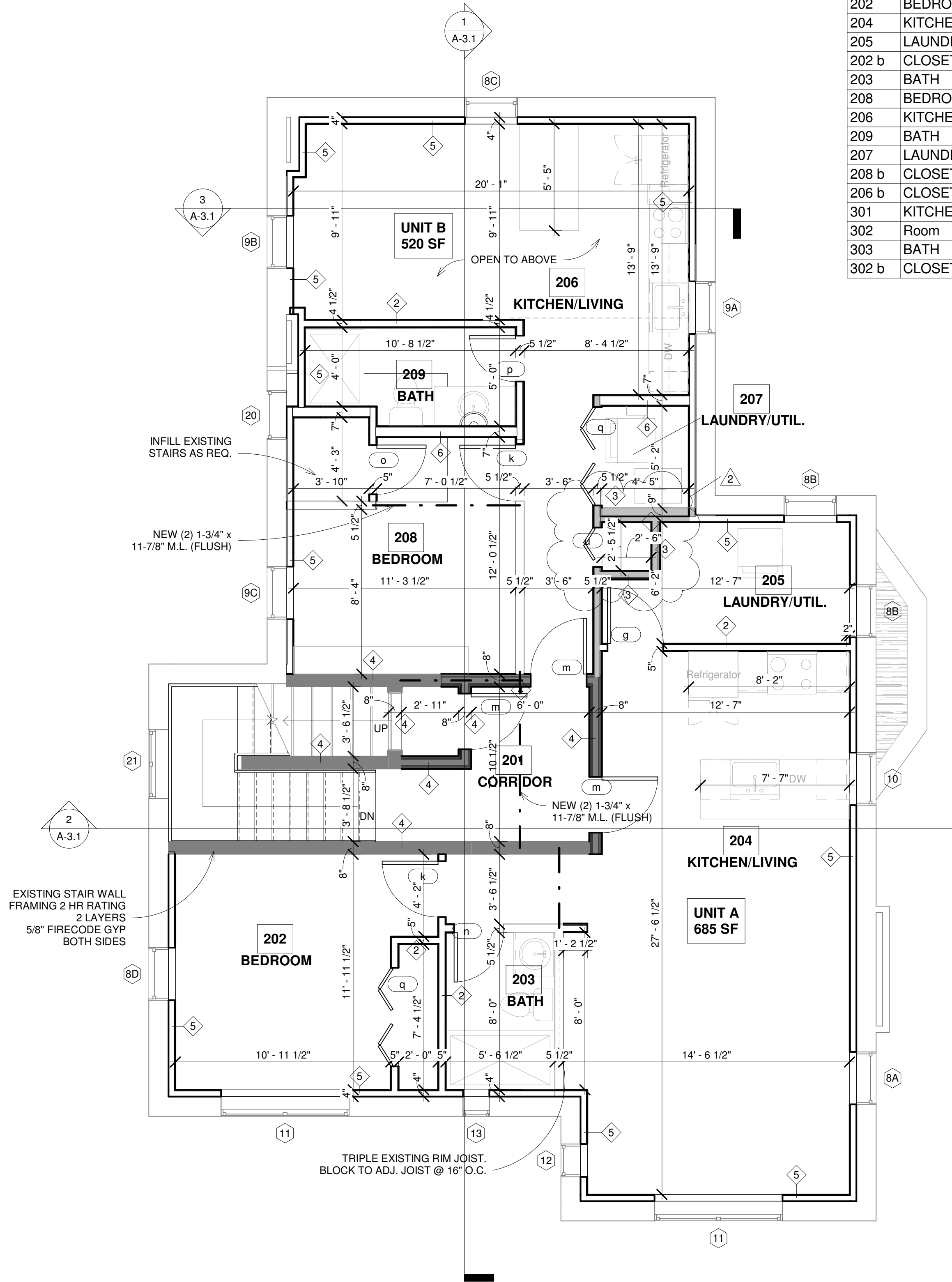
A-1.1

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ROOM FINISH SCHEDULE							
Number	Name	Floor Finish	Wall Finish	Base Finish	Ceiling Finish	Area	Department
109	APARTMENT VESTIBULE					81 SF	CIRCULATION
108	BASEMENT ACCESS					56 SF	CIRCULATION
201	CORRIDOR					146 SF	CIRCULATION
101	OFFICE					160 SF	OFFICE
107	HALL					29 SF	OFFICE
106	OFFICE HALLWAY					100 SF	OFFICE
104	CONFERENCE					142 SF	OFFICE
111	R.R.					48 SF	OFFICE
110	JANITOR					28 SF	OFFICE
102	OFFICE					217 SF	OFFICE
103	OFFICE					267 SF	OFFICE
105	VEST.					26 SF	OFFICE
202	BEDROOM					141 SF	UNIT A
204	KITCHEN/LIVING					391 SF	UNIT A
205	LAUNDRY/UTIL.					69 SF	UNIT A
202 b	CLOSET					15 SF	UNIT A
203	BATH					44 SF	UNIT A
208	BEDROOM					120 SF	UNIT B
206	KITCHEN/LIVING					279 SF	UNIT B
209	BATH					50 SF	UNIT B
207	LAUNDRY/UTIL.					23 SF	UNIT B
208 b	CLOSET					16 SF	UNIT B
206 b	CLOSET					6 SF	UNIT B
301	KITCHEN/LIVING					369 SF	UNIT C
302	Room					208 SF	UNIT C
303	BATH					86 SF	UNIT C
302 b	CLOSET					18 SF	UNIT C



1 SECOND FLOOR - EXISTING/DEMO
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR - NEW
SCALE: 1/4" = 1'-0"

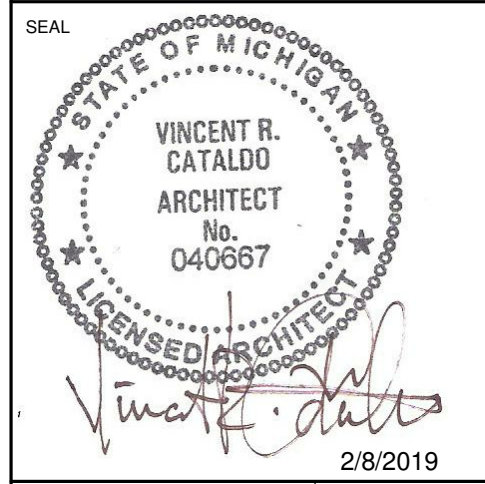
WALL LEGEND

- 1. EXT. WALL w/ SIDING**
 - SIDING. OWNER TO SELECT TYPE & FINISH
 - BLDG. WRAP ON 1/2\"/>
 - 5/8\"/>
 - BATT INSUL. VERIFY w/ OWNER
- 2. TYP. INTERIOR PARTITION (NON-RATED)**
 - 5/8\"/>
- 3. (1) HR FIRE RATED WALL UL# 327 STC 50**
 - 5/8\"/>
 - 5/8\"/>
- 4. (2) HR FIRE RATED WALL UL# 301 STC 58**
 - 2 LAYERS 5/8\"/>
 - 5/8\"/>
- 5. TYP. EXTERIOR WALL**
 - 5/8\"/>
 - 1\"/>
 - EXISTING MASONRY WALL
 - NEW 3 1/2\"/>
- 6. TYP. PLUMBING WALL**
 - 5/8\"/>
 - 5 1/2\"/>
- TYP. EXISTING EXT. WALL**
 - EXISTING STONE VENEER (EXTERIOR)
 - EXISTING BRICK EXPOSED (INTERIOR)

Phone: 810.367.8835
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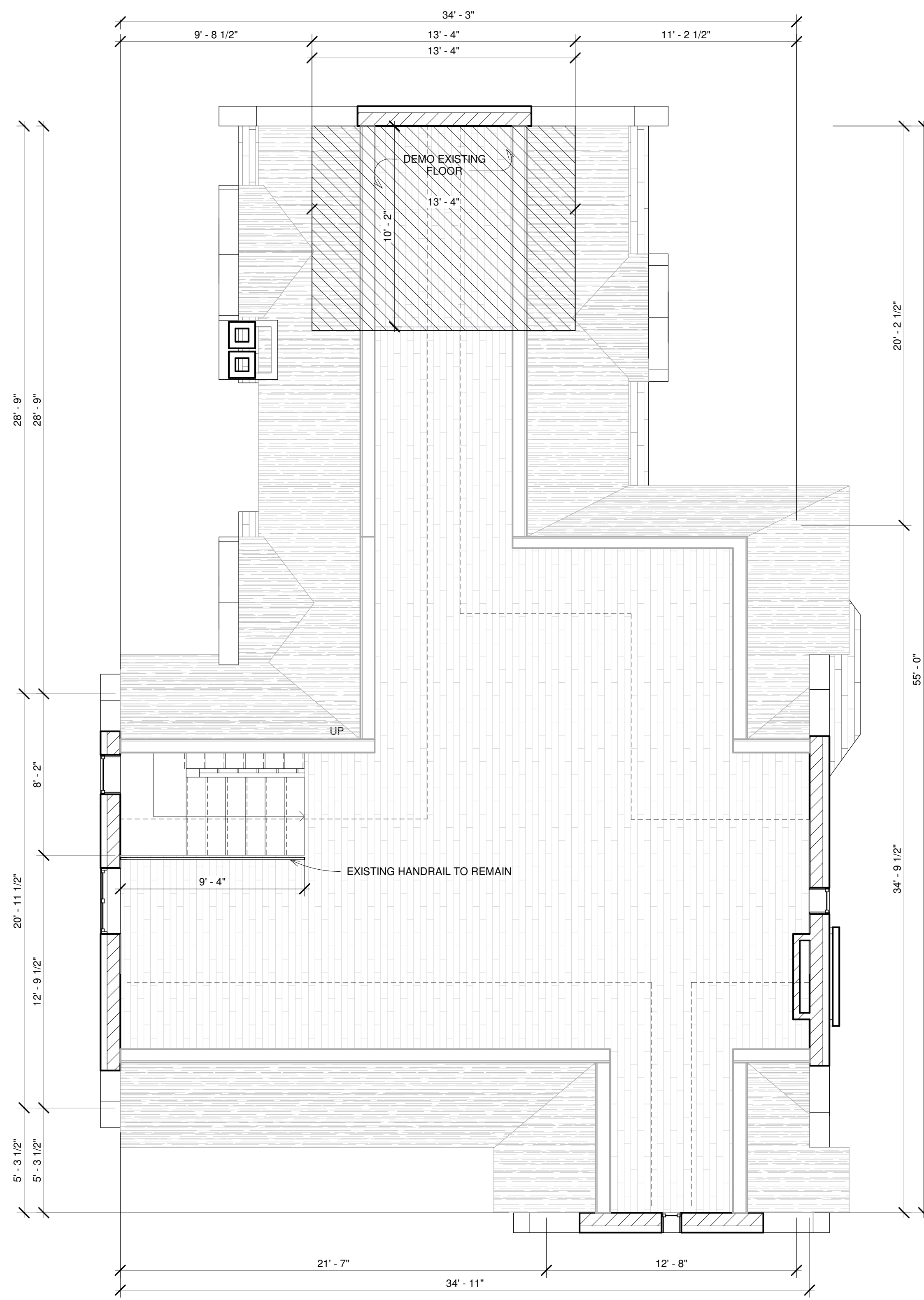
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Revision Schedule		
#	Description	Date
1	PERMIT SET	2/8/2019
2	Revision	3/7/2019

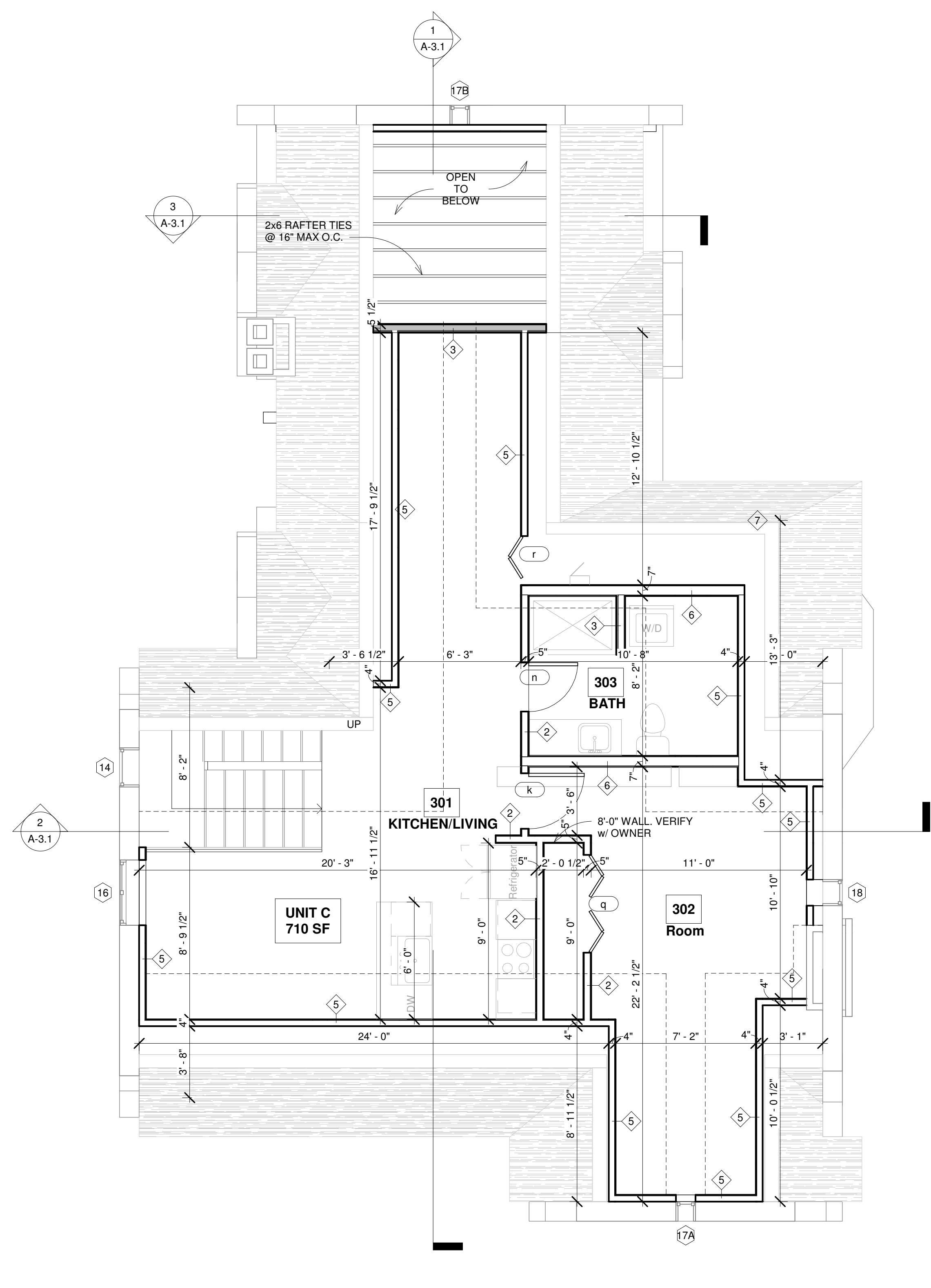


3040 E. GRAND BLVD. RENOVATION
 3040 E. GRAND BLVD.
 DETROIT, MI 48202
D-Town Grand LLC.
 SHEET TITLE
SECOND FLOOR PLANS

SHEET NUMBER
A-1.2



1 THIRD FLOOR- EXISTING/DEMO
SCALE: 1/4" = 1'-0"



2 THIRD FLOOR- NEW
SCALE: 1/4" = 1'-0"

WALL LEGEND

1. EXT. WALL w/ SIDING

SIDING, OWNER TO SELECT TYPE & FINISH

BLDG. WRAP ON 1/2" SHEATHING

5/8" GYP. BD.

BATT INSUL. VERIFY w/ OWNER

5 1/2" STUDS @ 16" O.C.

2. TYP. INTERIOR PARTITION (NON- RATED)

5/8" GYP. BD.

3 1/2" STUDS @ 16" O.C. w/ BATT INSUL. VERIFY w/ OWNER

5/8" GYP. BD.

3. (1) HR FIRE RATED WALL UL# 327 STC 50

5/8" FIRECODE GYP. BD. ON RC-1 CHANNEL OR EQ.

3 1/2" STUDS @ 16" O.C. w/ BATT INSUL.

5/8" FIRECODE GYP. BD.

4. (2) HR FIRE RATED WALL UL# 301 STC 58

2 LAYERS 5/8" FIRECODE GYP. BD. ON RC-1 CHANNEL OR EQ.

3 1/2" STUDS @ 16" O.C. w/ SOUND INSUL.

2 LAYERS 5/8" FIRECODE GYP. BD. ON RC-1 CHANNEL OR EQ.

5. TYP. EXTERIOR WALL

5/8" GYP. BD.

1" SPACE BETWEEN EXISTING MASONRY WALL & NEW STUDWALL w/ VAPOR BARRIER

NEW 3 1/2" STUDS @ 16" O.C.

EXISTING MASONRY WALL

6. TYP. PLUMBING WALL

5/8" FIRECODE GYP. BD.

5 1/2" STUDS @ 16" O.C.

5/8" FIRECODE GYP. BD.

TYP. EXISTING EXT. WALL

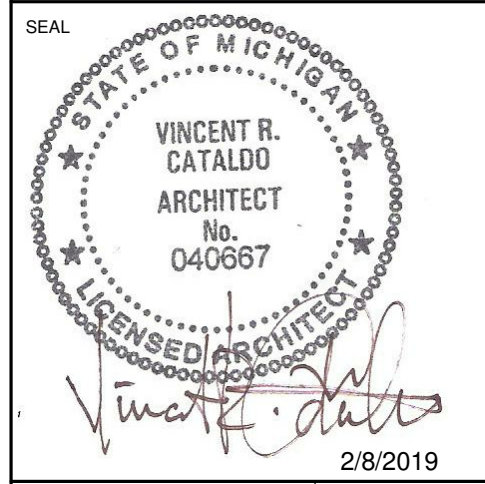
EXISTING STONE VENEER (EXTERIOR)

EXISTING BRICK EXPOSED (INTERIOR)

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Revision Schedule

#	Description	Date
1	PERMIT SET	2/8/2019



3040 E. GRAND BLVD. RENOVATION
3040 E. GRAND BLVD.
DETROIT, MI 48202
D-Town Grand LLC.
SHEET TITLE
THIRD FLOOR PLANS

SHEET NUMBER
A-1.3

REPORT

Minimum concrete strength to be 3000 psi @ 28 days. Slabs shall be 3500 psi minimum. Provide 6% entrained air where exposed to weather. All concrete work and placement to conform to the latest recommendations of ACI. Concrete footings required to be raised or lowered shall be done at a 2 for 1 ratio. All reinforcing bars, dowels and ties shall conform to ASTM A615 grade 60. Reinforcing steel shall be continuous and shall have a minimum 36 bar diameter lap and be fabricated and placed in accordance with ACI 315 latest edition. All slabs on ground shall be 6" thick and have 6" x 6" W2.9 x W2.9 wire mesh in the top 1/3 of the slab, unless otherwise noted.

Masonry:
All masonry work is to be completed in accordance with the latest building code requirements for masonry structures (ACI 530/ASCE) and specifications for masonry structures (ACI 530.1/ASCE) and NCMA specifications. All block shall conform to ASTM C90 and C145, Type 1, Grade N. Mortar shall be Type S (1800psi) conforming to ASTM C 270. Provide 9 ga. horizontal ladder type reinforcing at 16" on center in all masonry walls. All masonry bearing beams and lintels to bear 8" minimum on 3 courses solid masonry unless noted otherwise. Provide mortar nets, flashing and weeps (min. 1 1/2" above fin. grade) at all exterior walls per industry standards. Connect masonry to foundations with min. #5 re-bar or hook bolts @ 32" o.c. max. grout solid All c.m.u. at or within 8" of grade shall be grouted solid.

Structural Steel:
Steel design, fabrication and erection to be in accordance with the latest A.I.S.C. specifications for structural steel for buildings. All Structural Steel shall conform to the latest designation ASTM A992 Grade 50 unless noted otherwise. All Plates and Angles to conform to the latest designation ASTM A36. Steel tubing shall conform to ASTM A500 Grade B. Steel pipe shall conform to ASTM A-53 Grade B. All welded connections shall be in accordance with the latest AWS code for E70XX electrodes. All field connections to be bolted connections with A-325 bolts. All bolts are to be installed in accordance with the latest specifications for "Structural Joints Using A.S.T.M. A-325 Bolts." Design connections for a minimum one-half the total allowable uniform load per A.I.S.C. beam load tables, unless otherwise noted. All metal deck shall be fabricated and erected in accordance with the latest "Steel Deck Institute" specifications. The design, configuration and erection safety of all structural steel connections shall be the responsibility of the structural steel fabricator. Review and acceptance of the shop drawings by the engineer shall constitute approval of the load-carrying adequacy only. Refer to architectural drawings for additional angles, plates, bars, clips, etc., attached to the structural steel. All steel to be painted with one coat red oxide primer unless noted otherwise. Provide temporary bracing as to insure the stability of the structure until the permanent framing is in place.

DOOR NOTES (U.N.O.):
ALL DOORS AND HARDWARE SHALL COMPLY WITH APPLICABLE CODES, INCLUDING ADA-AGMBC BARRIER FREE SUBCODES AND SHALL BE CAPABLE OF OPERATION WITH THE USE OF (U.N.O.)
ALL HOLLOW METAL DOOR FRAMES ARE TO BE 16 GAUGE KNOCK DOWN TYPE
ALL FRAMES ARE TO RECEIVE THREE DOOR STOP DRUGS & CATALOG CUTS (FOR REVIEW) FOR ALL DOORS.
FRAMES AND HARDWARE CONTRACTOR SHALL PROVIDE ALL MISC. HARDWARE REQ'D. FOR COMPLETE OPERATION OF EACH DOOR.
ALL EXTERIOR DOORS TO HAVE SELF-CLOSING HARDWARE, THRESHOLDS AND WEATHER STRIPPING.
DOOR THRESHOLDS SHALL NOT EXCEED ON-HALF INCH (1/2") IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1/2 BEVEL.
ALL LOCKS ARE TO BE KEYS PER THE REQUIREMENTS OF THE OWNER
ALL HINGES BRUSHED ALUM. & BALL BRG.
ALL DOORS TO BE SUPPLIED & INSTALLED WITH DOOR STOPS WITH SOLID BLOCKING FOR EACH LOCATION.
ALL GLASS IN DOORS MUST BE TEMPERED AS PER CODE
STOREFRONT ENTRANCE DOORS TO BE KAWNEER OR EQUAL WITH FRAMING SYSTEM AS INDICATED ON SCHEDULE WITH CLOSERS, LOCK ASSEMBLIES, AND ALL OTHER HARDWARE REQUIRED FOR A COMPLETE INSTALLATION
ALL EXTERIOR METAL DOORS SHALL BE INSULATED
VER. ALL DOOR OPTIONS, INCLUDING HANDING, TYPE AND HARDWARE W/ OWNER SELECTIONS. PROVIDE BUMPERS/STOPS WHERE REQ'D.

HARDWARE NOTES:
LOCK AND LATCH SETS TO BE 'YALE' SERIES WITH LEVER HANDLE AND SATIN CHROME FINISH (U.N.O.)
ALL DOORS TO RECEIVE IVES® OR APPROVED EQUAL DOMED FLOOR STOPOR CONVEX WALL STOP ANSH - 156.16. ALL DOORS TO HAVE APPROPRIATE DOOR STOPS.
Panic hardware shall consist of panic bar horizontal bar and latching device with proper latch bolt length, steel ball bearing hinges and closer.
PROVIDE PANIC HARDWARE ON ALL EXTERIOR DOORS. IT IS 'YALE' MANUFACTURER OR APPROVED EQUAL
PANIC HARDWARE SHALL HAVE THE ACTIVATING MEMBER MOUNTED AT A HEIGHT OF NOT LESS THAN 30 INCHES & 44 INCHES A.F.F.
DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS. VERIFY ALL HARDWARE FINISHES AND LOCK REQUIREMENTS WITH OWNER - DOOR SUPPLIER TO PROVIDE SUBMITTAL FOR ARCHITECT APPROVAL.

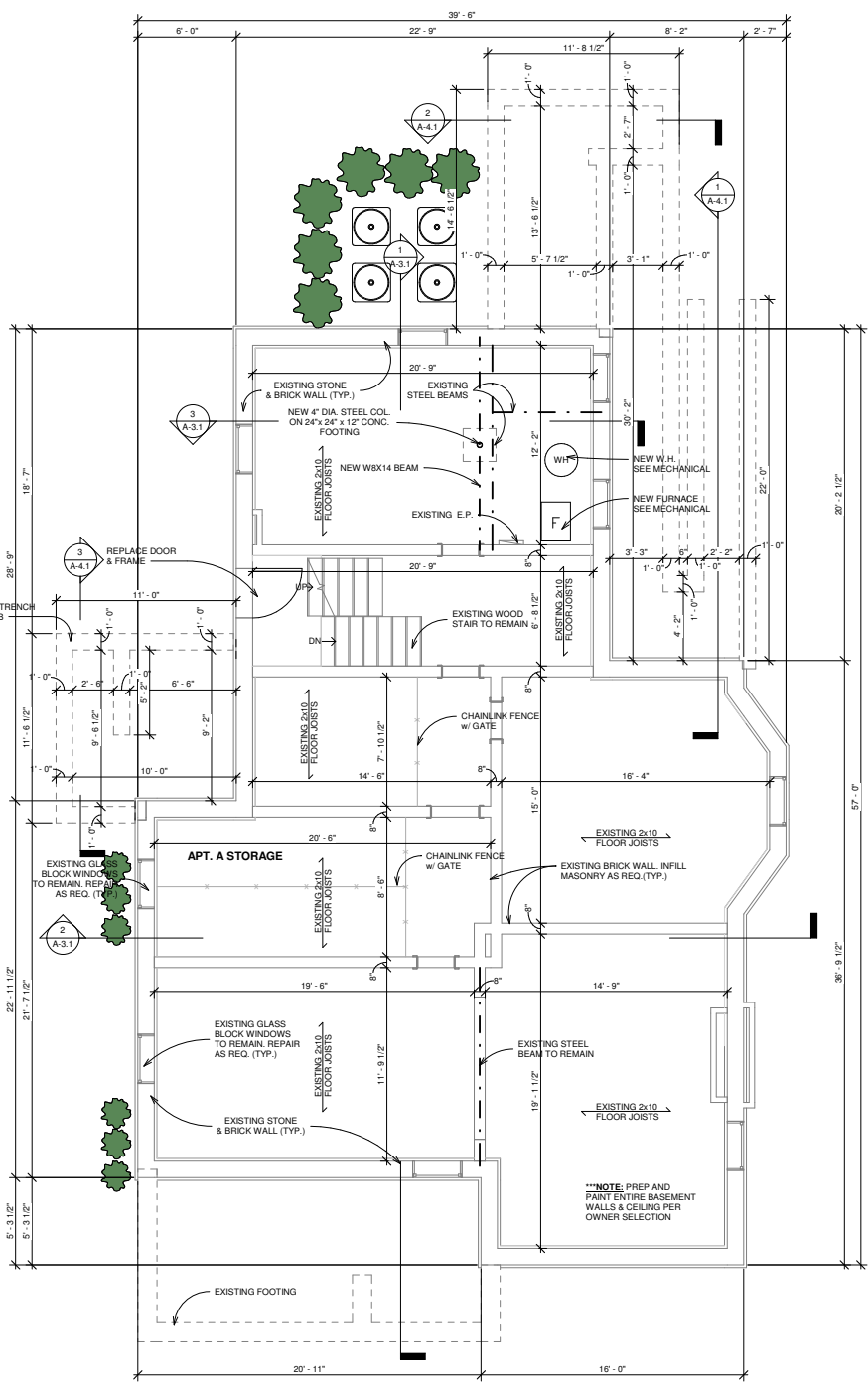
ABBREVIATIONS:
AL/G.L. - GLASS IN ALUM. FRAME
SCWD. - SOLID CORE WOOD
ANOD. - ANODIZED
STL. - STEEL
STN. - STAIN
PTD. - FACTORY FINISH PAINT
H.M./R.F. - HOLLOW METAL / READY FRAME
H.M. - HOLLOW METAL
WD/GL. - GLASS IN WOOD FRAME
STN. - FACTORY FINISH STAINED VENER
BRZ. PT. - BRONZE PAINT

WINDOWS, GLAZING AND DOORS:
1. Window sizes and operability are shown for reference only. Window supplier shall confirm all sizes and configurations with owner prior to order. Glazing contractor shall field measure all openings

NEW DOOR SCHEDULE										
Mark	Width	Height	Count	Fire Rating	W.S.	PANIC HDWR	CLOSER	HARDWARE	Comments	
a	3'-0"	7'-0"	1		Yes	Yes	Yes	Key lock; coordinate w/ owner		
b	3'-0"	6'-8"	1		Yes	Yes	Yes	Key lock; coordinate w/ owner	Insulated Alum. Threshold	
c	3'-0"	6'-8"	1		No	Yes	Yes	Key lock; coordinate w/ owner	Kick Plate	
e	3'-0"	6'-8"	2		No	No	No	Key lock; coordinate w/ owner		
f	2'-10"	6'-8"	1		No	No	Yes	Privacy		
g	2'-10"	6'-8"	1		No	No	No	Passage		
h	2'-10"	6'-8"	1		No	No	No	Key lock; coordinate w/ owner		
k	2'-10"	6'-8"	3		No	No	No	Privacy		
m	2'-10"	6'-8"	3	90 Min	No	No	Yes	Key lock; coordinate w/ owner		Smoke seal req.
n	2'-6"	6'-8"	2		No	No	No	Privacy		
o	2'-6"	6'-8"	1		No	No	No	Passage		
p	2'-4"	6'-8"	1		No	No	No	Privacy		
q	5'-0"	6'-8"	3		No	No	No	Bi-fold		
r	2'-6"	3'-6"	1		No	No	No	Bi-fold		
u	2'-0"	6'-8"	1		No	No	No	Bi-fold		
w	3'-10"	7'-6"	1		Yes	No	Yes	Key lock; coordinate w/ owner		Custom wood entry door; see separate submittal
x	3'-0"	7'-0"	1		Yes	Yes	Yes	Key lock; coordinate w/ owner		Custom wood entry door; see separate submittal

WINDOW SCHEDULE						
Type Mark	Count	Width	Height	Type Comments	Description	Comments
2	2	2'-6"	5'-0"	REPLACEMENT	DOUBLE HUNG	
3A	1	2'-8"	6'-8"	EXISTING	DOUBLE HUNG 2/3 SASH	TO MATCH EXISTING STONE CONFIGURATIONS
3B	3	2'-8"	6'-8"	EXISTING	DOUBLE HUNG 2/3 SASH	
3C	2	2'-4"	6'-8"			
4	2	6'-6"	6'-8"	EXISTING	DOUBLE HUNG 2/3 SASH	
5	2	1'-6"	3'-0"	REPLACEMENT	FIXED	OBSCURED GLASS
6	1	2'-4"	5'-0"	REPLACEMENT	FIXED	OBSCURED GLASS
7	2	3'-4"	5'-0"	REPLACEMENT	FIXED	OBSCURED GLASS
8A	1	2'-8"	5'-0"	REPLACEMENT	DOUBLE HUNG 2/3 SASH	SILL @ 28"
8B	2	2'-8"	5'-0"	REPLACEMENT	DOUBLE HUNG 2/3 SASH	SILL @ 28"
8C	1	2'-8"	5'-0"	REPLACEMENT	DOUBLE HUNG 2/3 SASH	SILL @ 28"
8D	1	2'-8"	5'-0"	EXISTING	DOUBLE HUNG 2/3 SASH	SILL @ 28"
9A	1	2'-8"	3'-10"	REPLACEMENT	DOUBLE HUNG	SILL @ 30
9B	1	2'-8"	3'-10"	REPLACEMENT	DOUBLE HUNG	SILL @ 28"
9C	1	2'-8"	3'-10"	REPLACEMENT	DOUBLE HUNG	SILL @ 25"
10	1	2'-8"	4'-0"	REPLACEMENT	DOUBLE HUNG	
11	2	6'-6"	5'-0"	EXISTING	DOUBLE HUNG 2/3 SASH	
12	1	1'-8"	4'-4"	EXISTING	DOUBLE HUNG 2/3 SASH	
13	1	1'-4"	2'-8 1/2"	REPLACEMENT	FIXED	OBSCURED GLASS SHOWER LOCATION
14	1	2'-0"	3'-0"	REPLACEMENT	DOUBLE HUNG	
15	1	1'-8"	6'-8"	EXISTING	DOUBLE HUNG 2/3 SASH	
16	1	3'-4"	3'-8"	REPLACEMENT	DOUBLE HUNG	
17A	1	1'-0"	3'-0"	REPLACEMENT	CASEMENT	
17B	1	1'-0"	3'-0"	REPLACEMENT	CASEMENT OR FIXED	
18	1	1'-4"	3'-0"	REPLACEMENT	CASEMENT	
19A	7	3'-0"	2'-4"	EXISTING	GLASS BLOCK	REPAIR AS REQ.
19B	2	3'-0"	2'-4"	EXISTING	GLASS BLOCK	REMOVE AND INFILL AS REQ.
20	1	2'-6"	4'-0"	EXISTING	GLASS BLOCK	REMOVE AND INFILL w/ STONE. OWNER TO SELECT
21	1	3'-6"	3'-0"	EXISTING	DOUBLE HUNG	

NOTE: OWNER TO SELECT NEW WINDOW MATERIAL TYPE



1 BASEMENT PLAN
A-1.0 SCALE: 1/4" = 1'-0"

ND+B
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Revision Schedule

#	Description	Date
1	PERMIT SET	2/8/2019
2	PERMIT REV. 1	5/13/2019

VINCENT R. CATALDO
ARCHITECT
No. 040687
2/8/2019

3040 E. GRAND BLVD. RENOVATION

SHEET TITLE
BASEMENT PLAN & SCHEDULES

3040 E. GRAND BLVD.
DETROIT, MI 48202

SHEET NUMBER
D-Town Grand LLC.

A-1.0

GENERAL EXTERIOR FINISH NOTES:

- All construction to comply with the local building codes and ordinances for material requirements and performance.
- All materials within 8" of grade shall be of non-rotting composition.
- Verify all selections with owner prior to order and install per manufacturers recommendations.

MASONRY:

- All masonry work is to be completed in accordance with the latest building code and installed in conformance with recommended practices in the industry and the Masonry Institute of Michigan
- All c.m.u. at or within 8" of grade shall be grouted solid
- Waterproof all brick, block and poured concrete walls at any below grades condition unless noted otherwise.
- Verify all selections, including mortar colors, with owner prior to order.
- Provide temporary jigs or steel lintels where arched elements are present.
- Provide 'Dolomitic' limestone where details are in contact with grade, support more than one story of masonry, or where wall caps are not tapered.

SIDING/TRIMS:

- Owner selection of siding materials shall be reviewed by general contractor and maintenance free alternatives discussed. Where painted products are selected, provide alternate for composites.
- Where owner selects painted siding or trims, provide sample/mock-up prior to paint order. All exterior painted elements shall be prepped, caulked, primed and painted per industry standards with oil base finishes or approved equal.
- Aluminum coil trims, as well as gutters and downspouts, shall be verified with owner and coordinated with roofing and window color selections. Unless design intent conveys otherwise, downspouts shall match facade color they are mounted to.
- All exterior sealants shall match color of materials they abut and shall have U. V. inhibitors. Use 'Solar Sea' or approved equal.
- Where composite embellishment or support brackets are present, provide solid blocking in frame walls for proper support and transferred loads. Where elements occur in masonry, provide built-up pressure treated 2x blocking as nec. to assure flush mounting of elements and/or bracket plates.

ROOFING:

- Owner selected roofing material and ventilation shall be reviewed by roofing and general contractor for long term sustainability. It is recommended that roofing should be warranted for no less than 30 years with a 'system' application, including underlayment, that provides material and labor warranty.

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infuz
ARCHITECTS + INNOVATORS
Detroit, St Clair
Phone: 810.367.8835
Email: info@infuz.com
Web: infuzarchitects.com

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Revision Schedule

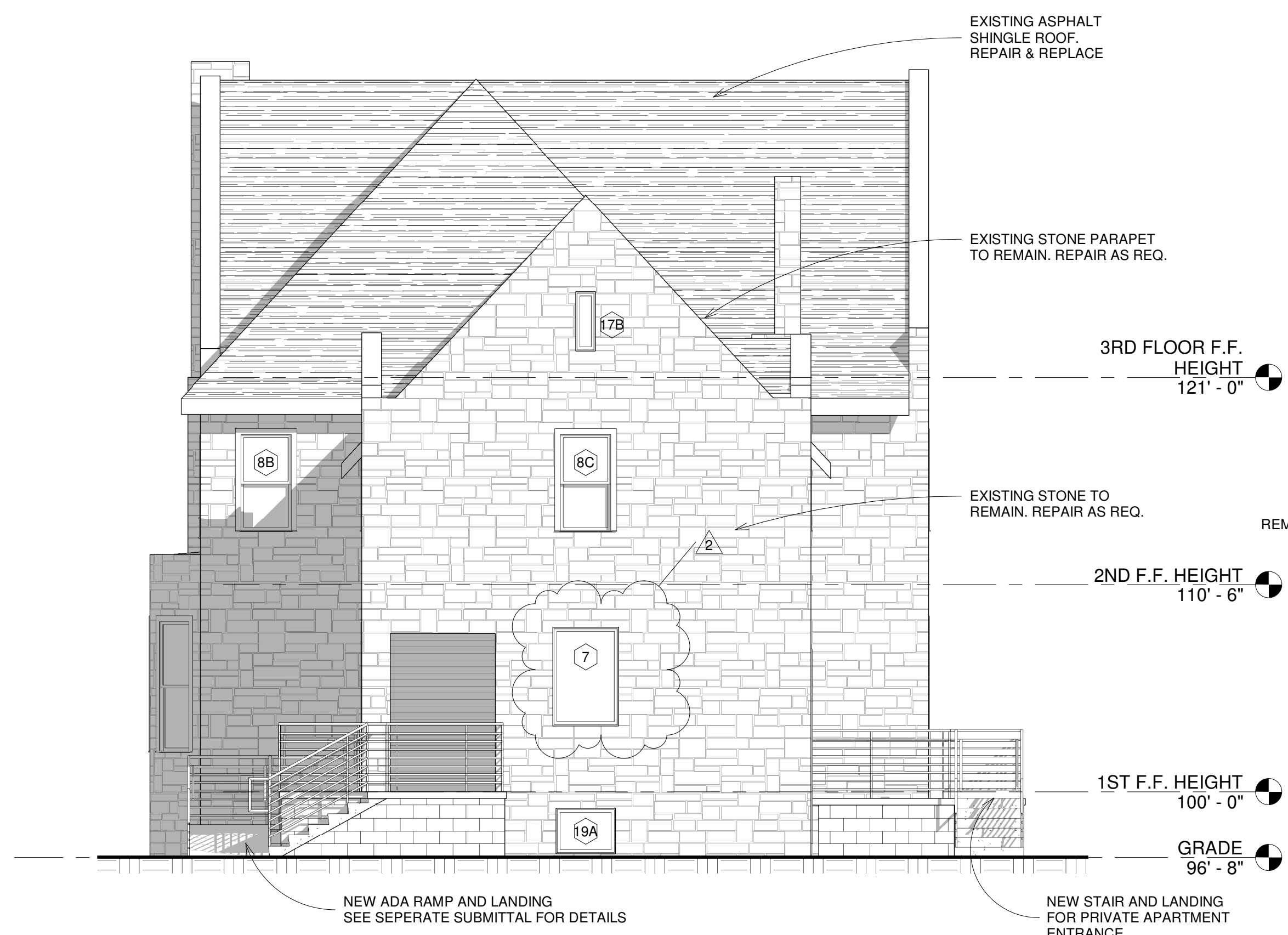
#	Description	Date
1	PERMIT SET	2/8/2019
2	Revision	3/7/2019

SEAL

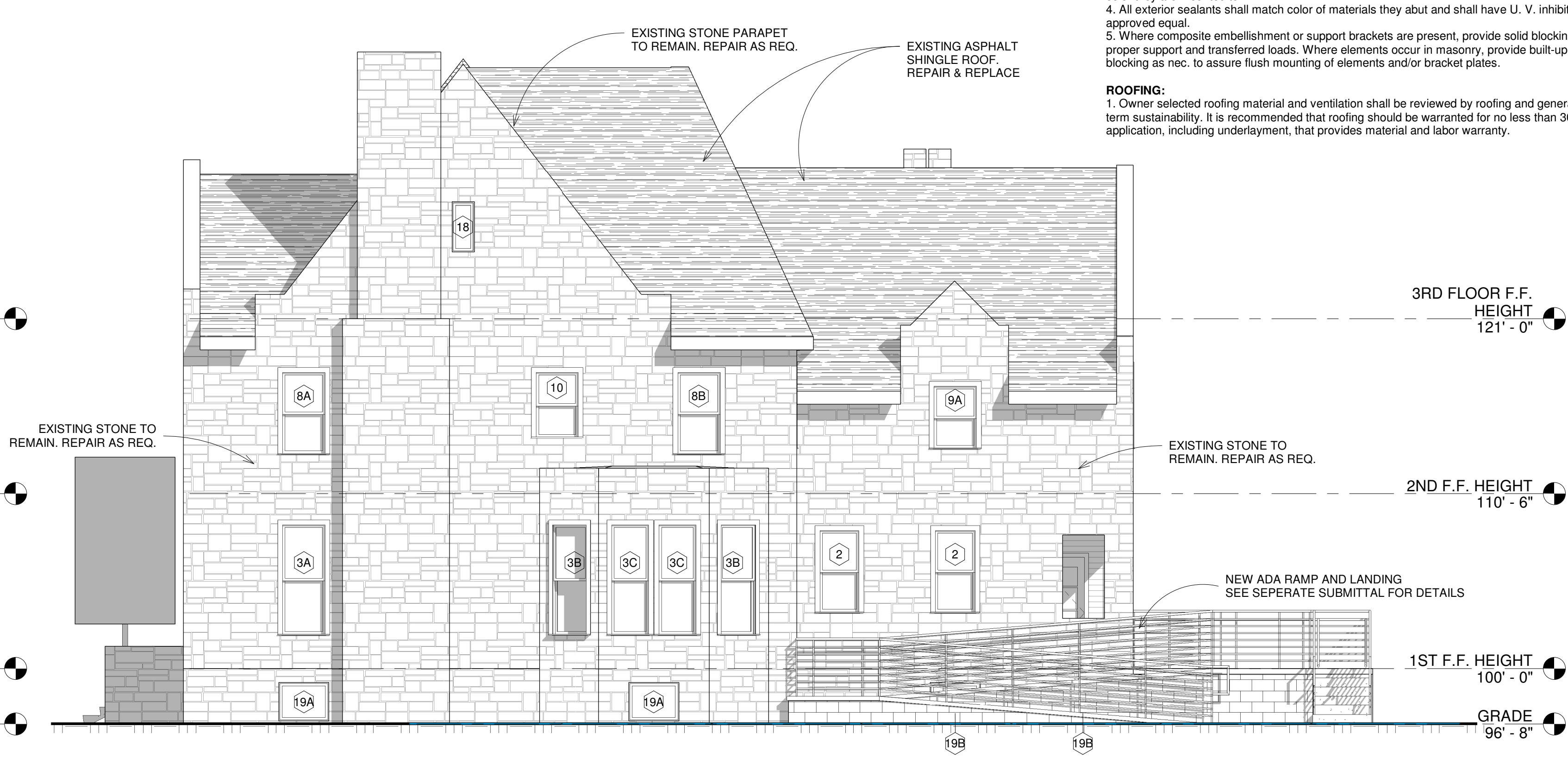
STATE OF MICHIGAN
VINCENT R. CATALDO
ARCHITECT
No. 040667
LICENSED ARCHITECT
2/8/2019

3040 E. GRAND BLVD. RENOVATION
3040 E. GRAND BLVD.
DETROIT, MI 48202
D-Town Grand LLC.
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2.1



4 NORTH ELEVATION
A-2.1 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
A-2.1 SCALE: 3/16" = 1'-0"

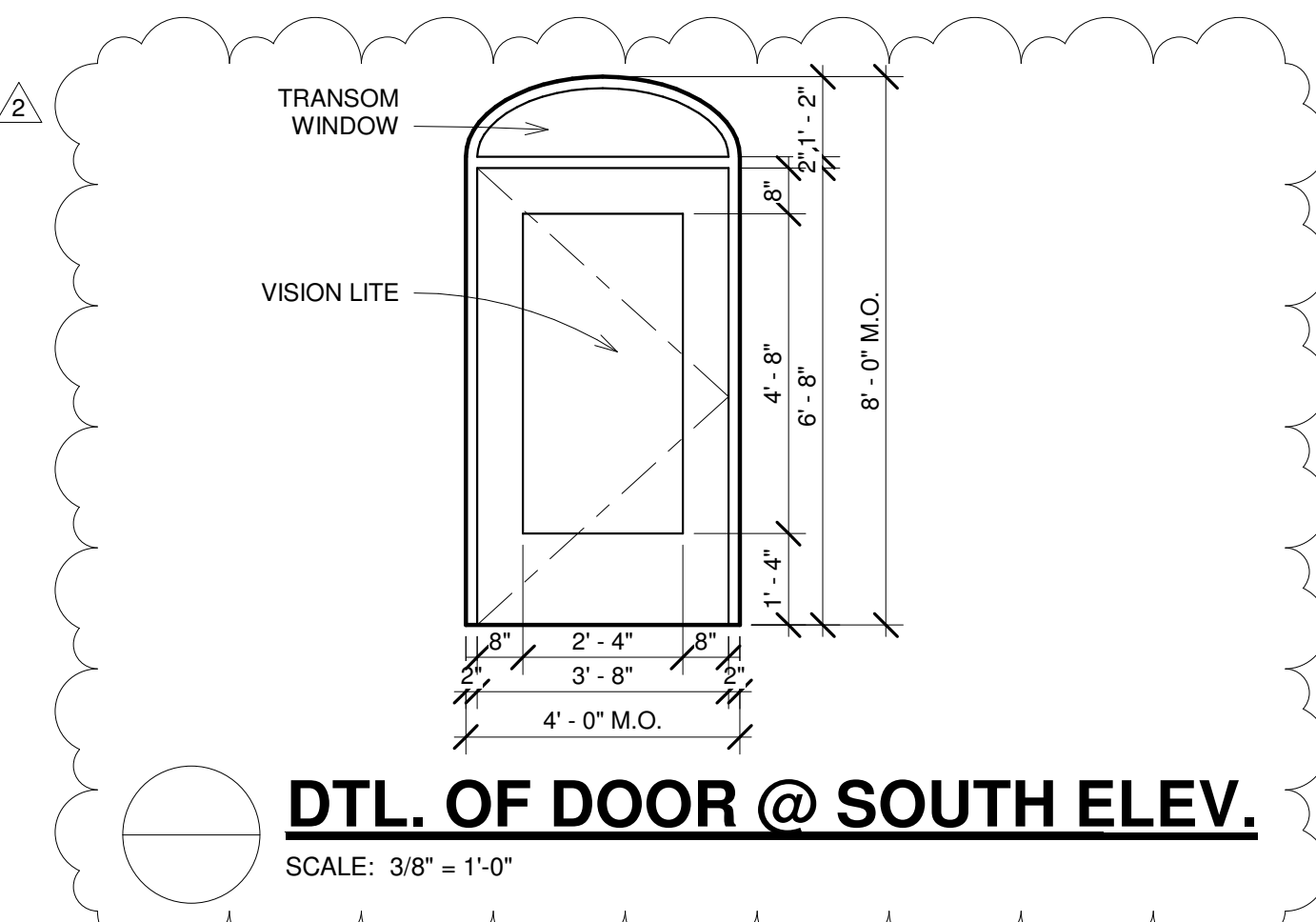
NOTE: REPAIR/REPLACE ALL GUTTERS & DOWNSPOUTS AS REQ.



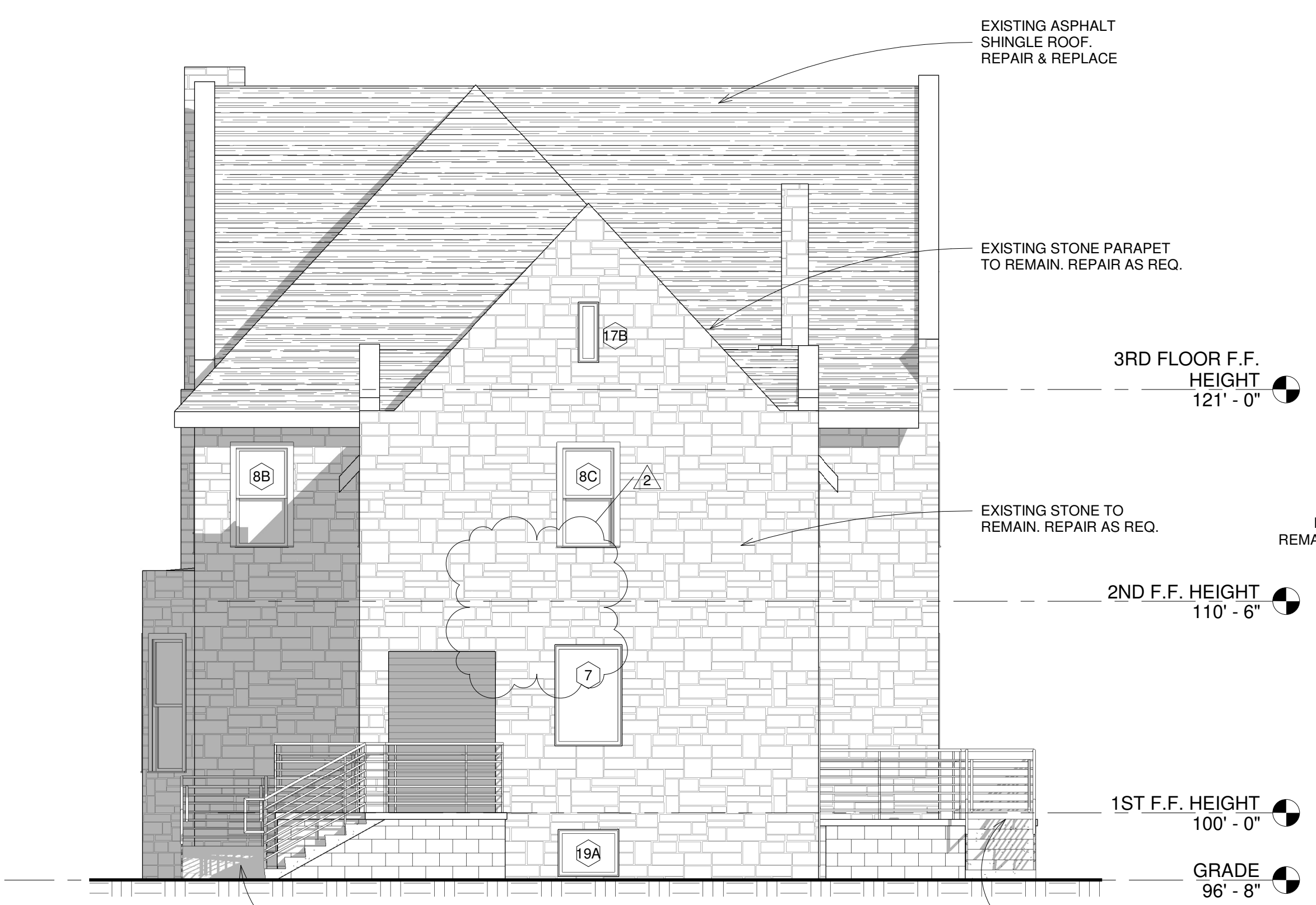
3 SOUTH ELEVATION
A-2.1 SCALE: 3/16" = 1'-0"



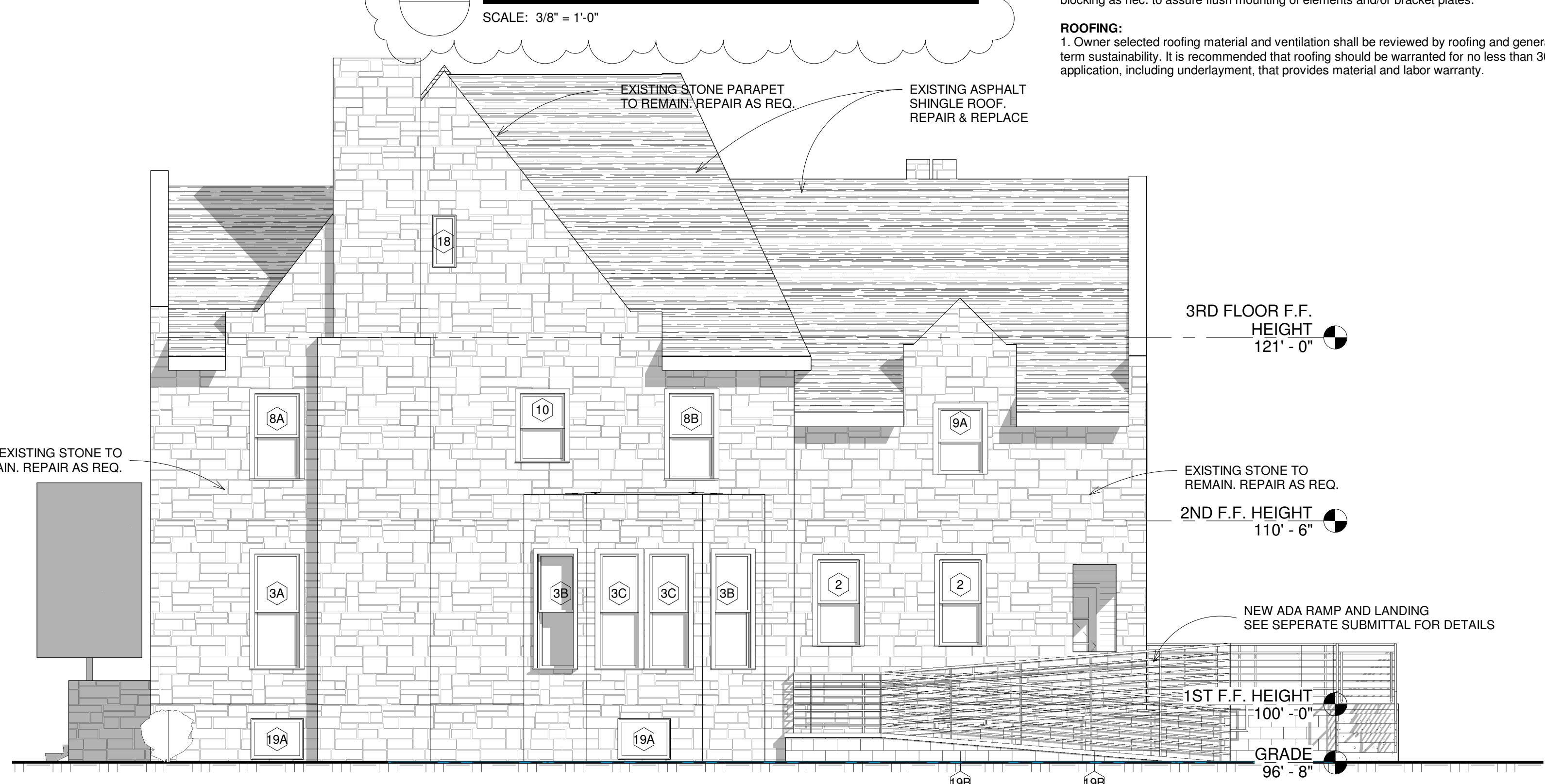
1 WEST ELEVATION
A-2.1 SCALE: 3/16" = 1'-0"



- GENERAL EXTERIOR FINISH NOTES:**
- All construction to comply with the local building codes and ordinances for material requirements and performance.
 - All materials within 8' of grade shall be of non-rotting composition.
 - Verify all selections with owner prior to order and install per manufacturers recommendations.
- MASONRY:**
- All masonry work is to be completed in accordance with the latest building code and installed in conformance with recommended practices in the industry and the Masonry Institute of Michigan
 - All c.m.u. at or within 8' of grade shall be grouted solid
 - Waterproof all brick, block and poured concrete walls at all below grades condition unless noted otherwise.
 - Verify all selections, including mortar colors, with owner prior to order.
 - Provide temporary jigs or steel lintels where arched elements are present.
 - Provide 'Dolomitic' limestone where details are in contact with grade, support more than one story of masonry, or where wall caps are not tapered.
- SIDING/TRIMS:**
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 - Where owner selects painted siding or trims, provide sample/mock-up prior to paint order. All exterior painted elements shall be prepped, caulked, primed and painted per industry standards with oil base finishes or approved equal.
 - Aluminum coil trims, as well as gutters and downspouts, shall be verified with owner and coordinated with roofing and window color selections. Unless design intent conveys otherwise, downspouts shall match facade color they are mounted to.
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 - Where composite embellishment or support brackets are present, provide solid blocking in frame walls for proper support and transferred loads. Where elements occur in masonry, provide built-up pressure treated 2x blocking as nec. to assure flush mounting of elements and/or bracket plates.
- ROOFING:**
- Owner selected roofing material and ventilation shall be reviewed by roofing and general contractor for long term sustainability. It is recommended that roofing should be warranted for no less than 30 years with a 'system' application, including underlayment, that provides material and labor warranty.



4 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: REPAIR/REPLACE ALL GUTTERS & DOWNSPOUTS AS REQ.



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

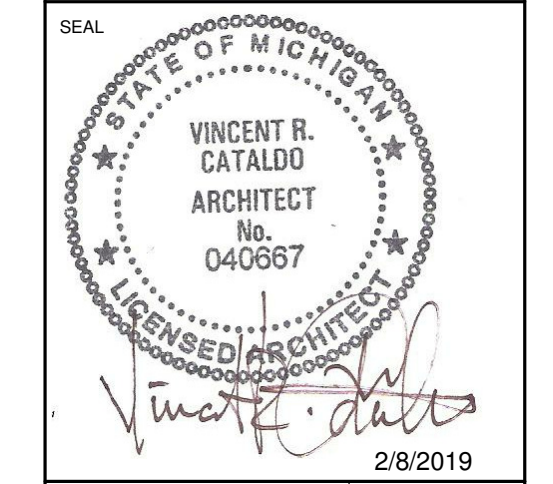
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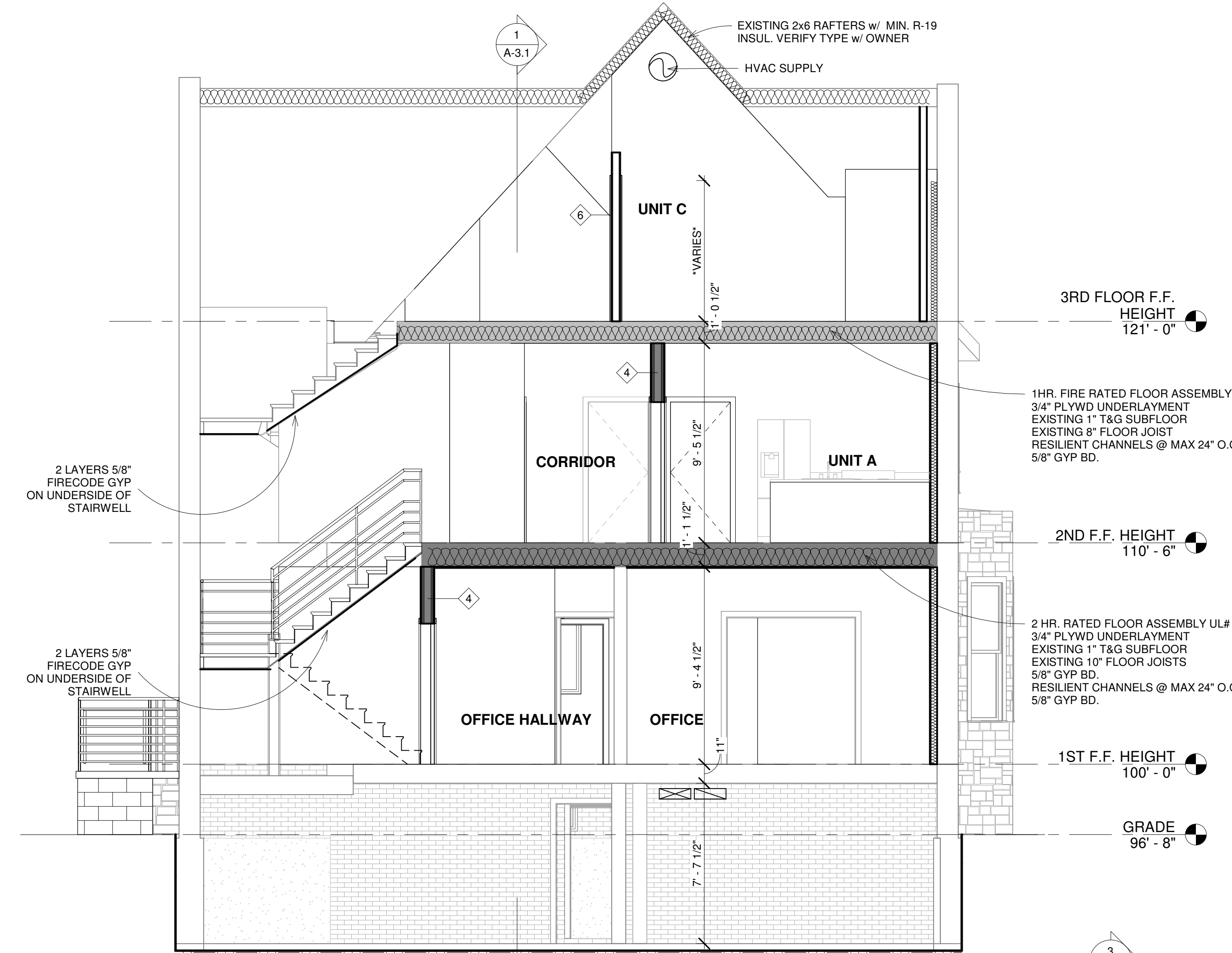
Revision Schedule

#	Description	Date
1	PERMIT SET	2/8/2019
2	PERMIT REV. 1	5/13/2019

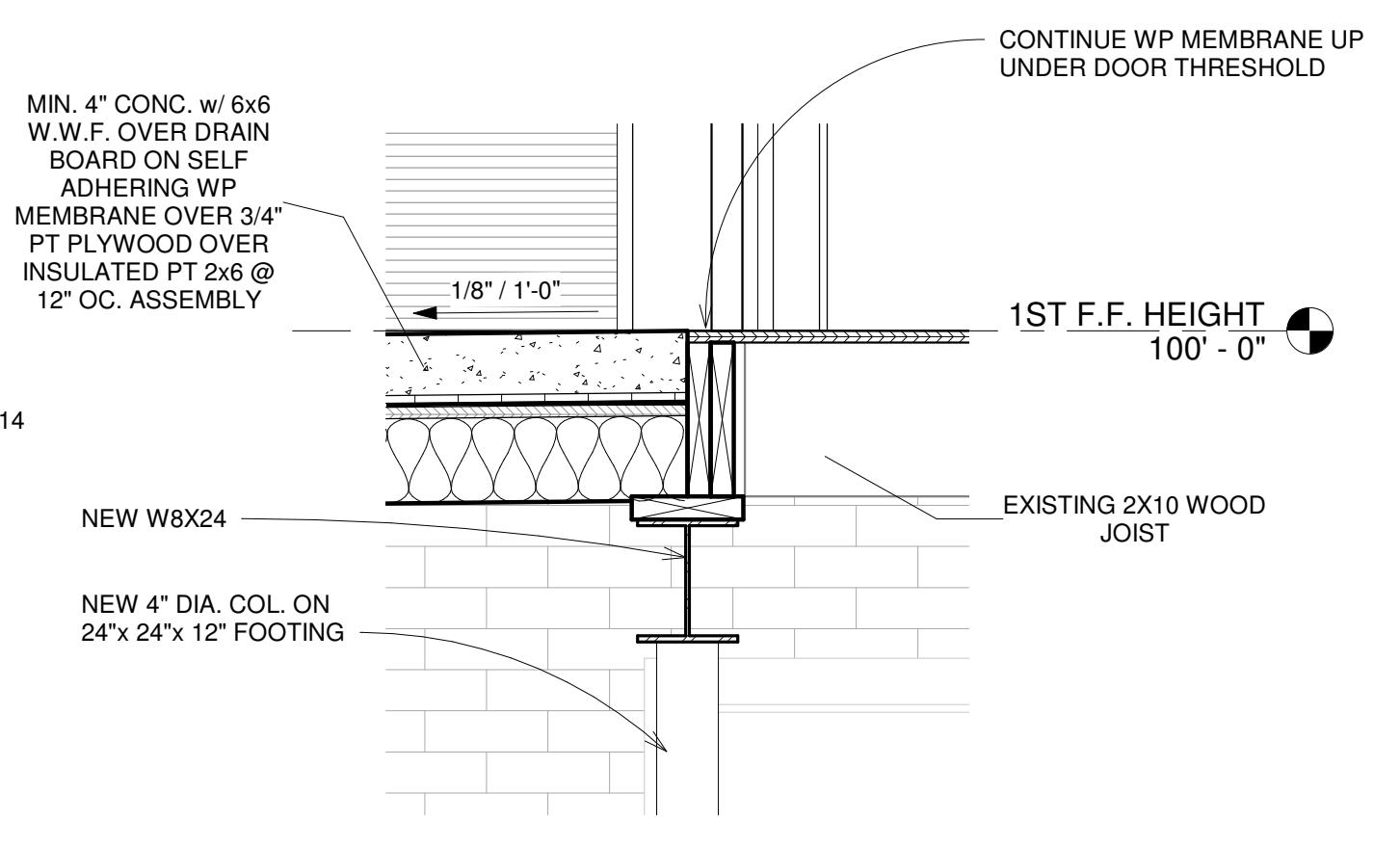


3040 E. GRAND BLVD. RENOVATION
3040 E. GRAND BLVD.
DETROIT, MI 48202
D-Town Grand LLC.
SHEET TITLE
ELEVATIONS

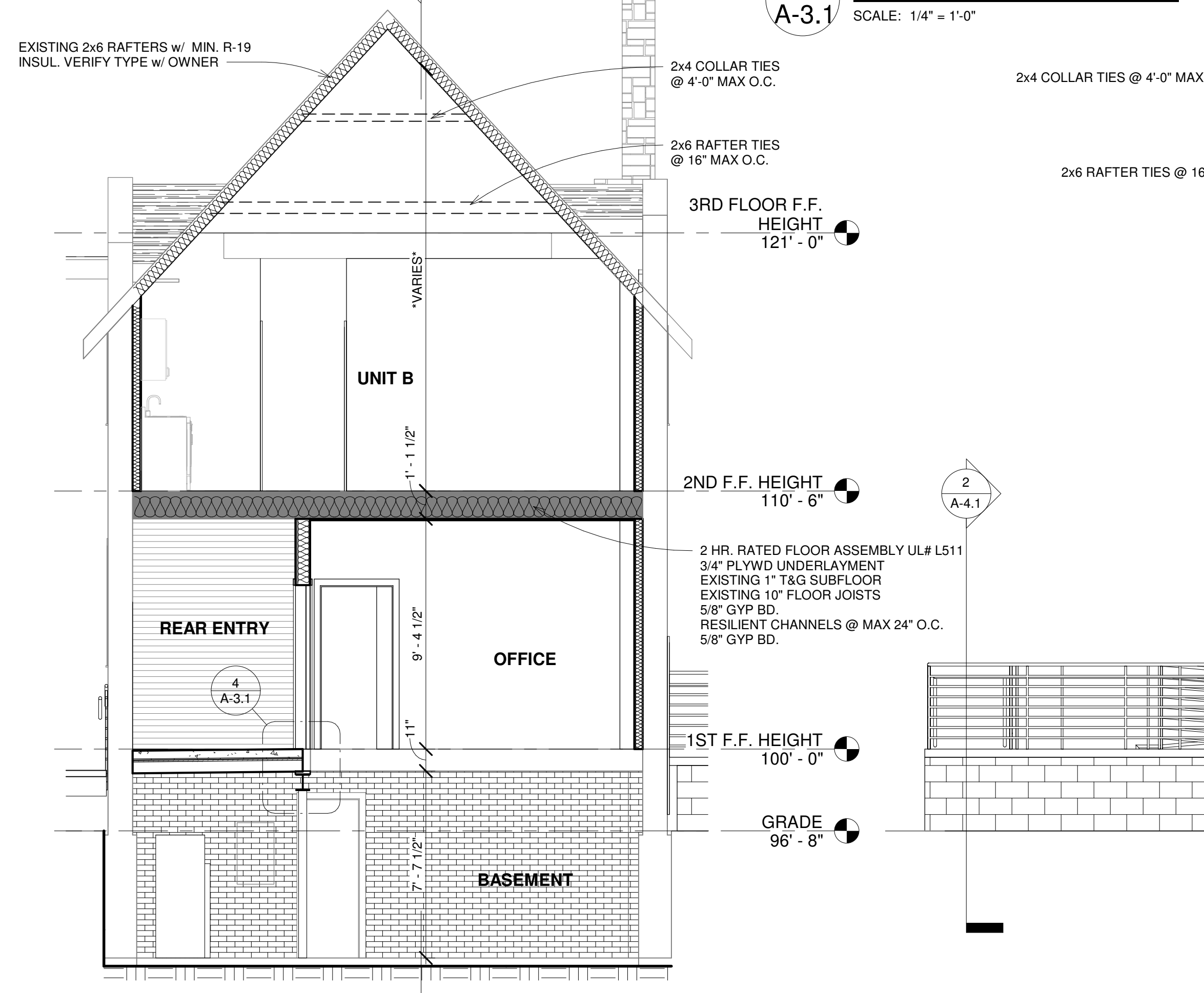
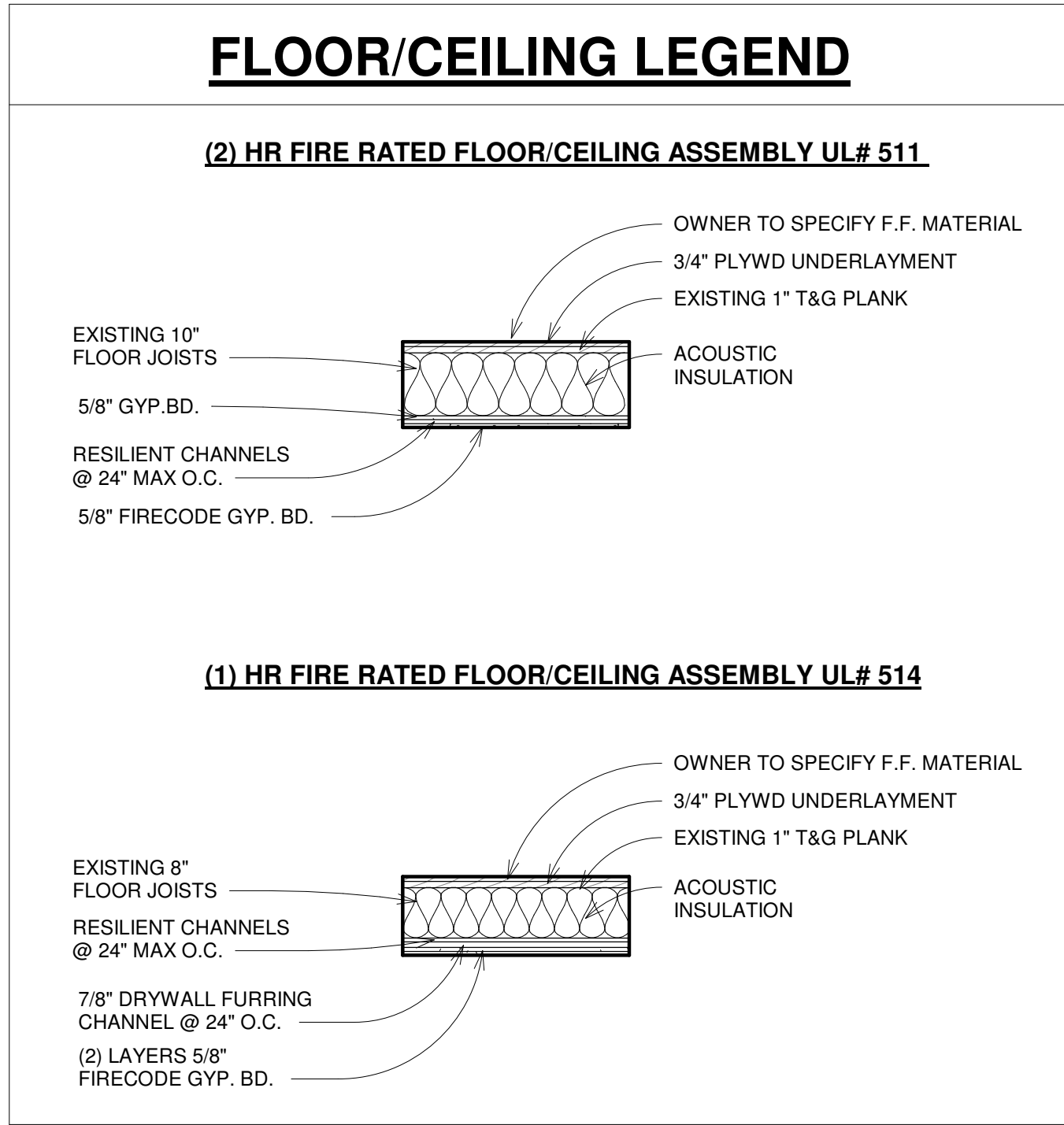
SHEET NUMBER
A-2.1



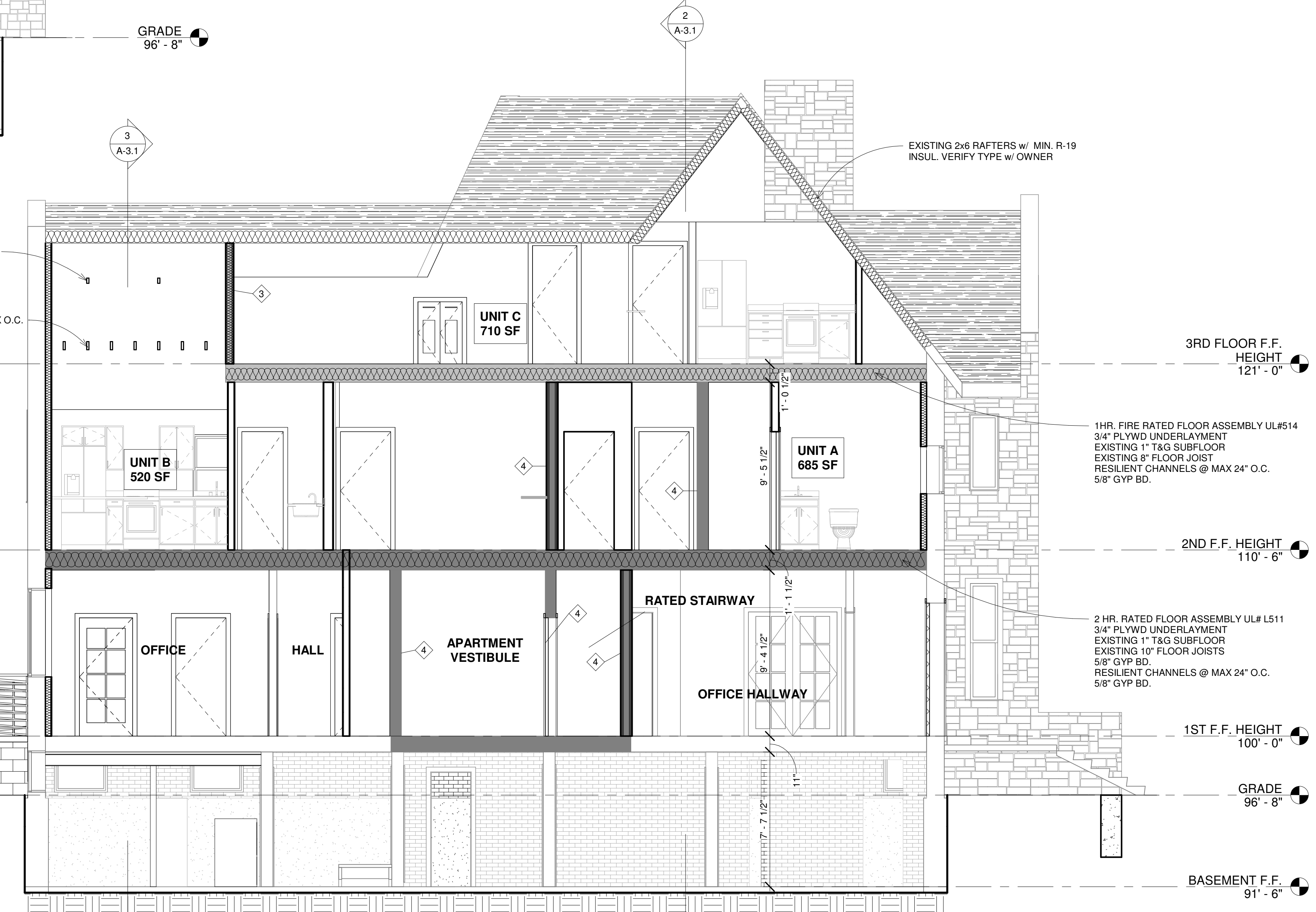
2 BUILDING SECTION
A-3.1 SCALE: 1/4" = 1'-0"



4 SECTION @ REAR ENTRY - Callout 1
A-3.1 SCALE: 1" = 1'-0"



3 SECTION @ REAR ENTRY
A-3.1 SCALE: 1/4" = 1'-0"



1 LONGITUDINAL BUILDING SECTION
A-3.1 SCALE: 1/4" = 1'-0"

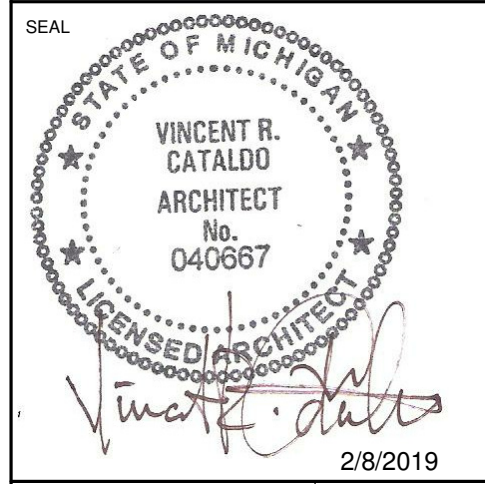
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Revision Schedule

#	Description	Date
1	PERMIT SET	2/8/2019

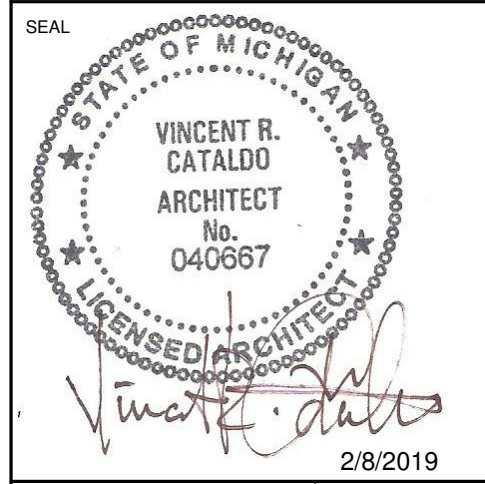


3040 E. GRAND BLVD. RENOVATION
3040 E. GRAND BLVD.
DETROIT, MI 48202
D-Town Grand LLC.
BUILDING SECTIONS

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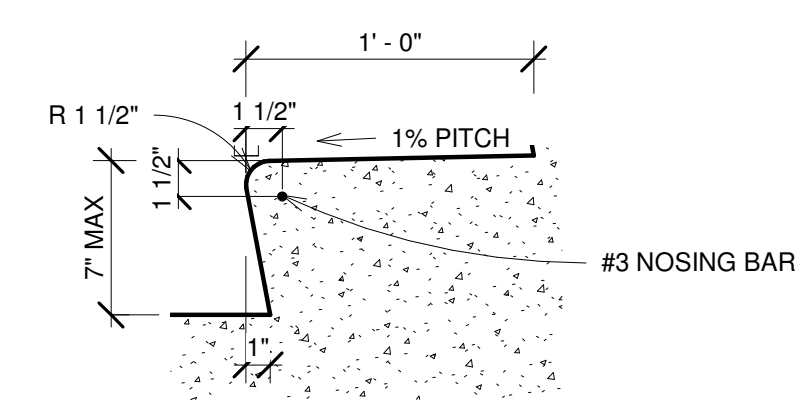
Revision Schedule

#	Description	Date
1	PERMIT SET	2/8/2019

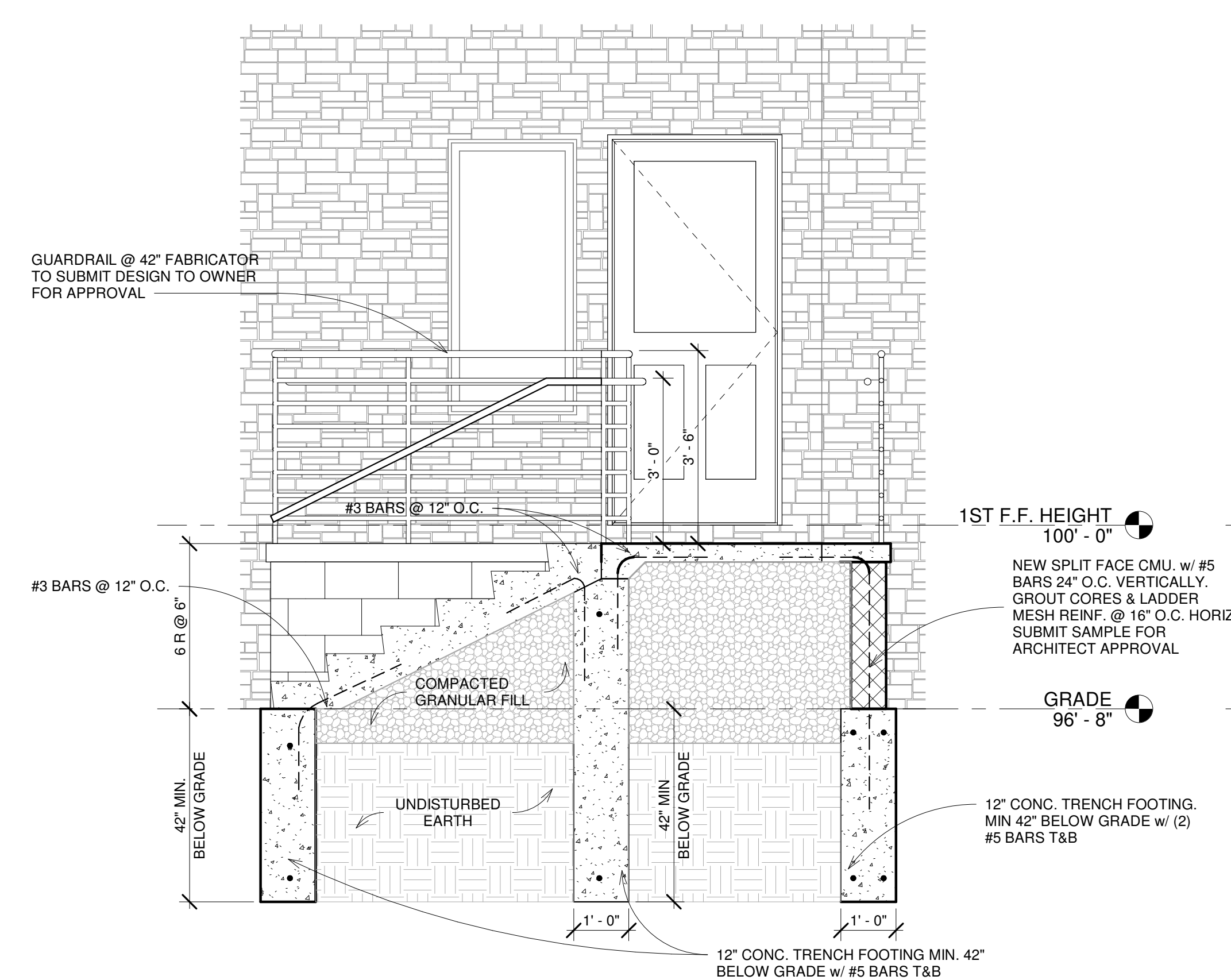


3040 E. GRAND BLVD. RENOVATION
 3040 E. GRAND BLVD.
 DETROIT, MI 48202
 D-Town Grand LLC.
 SHEET TITLE
SECTIONS & DETAILS

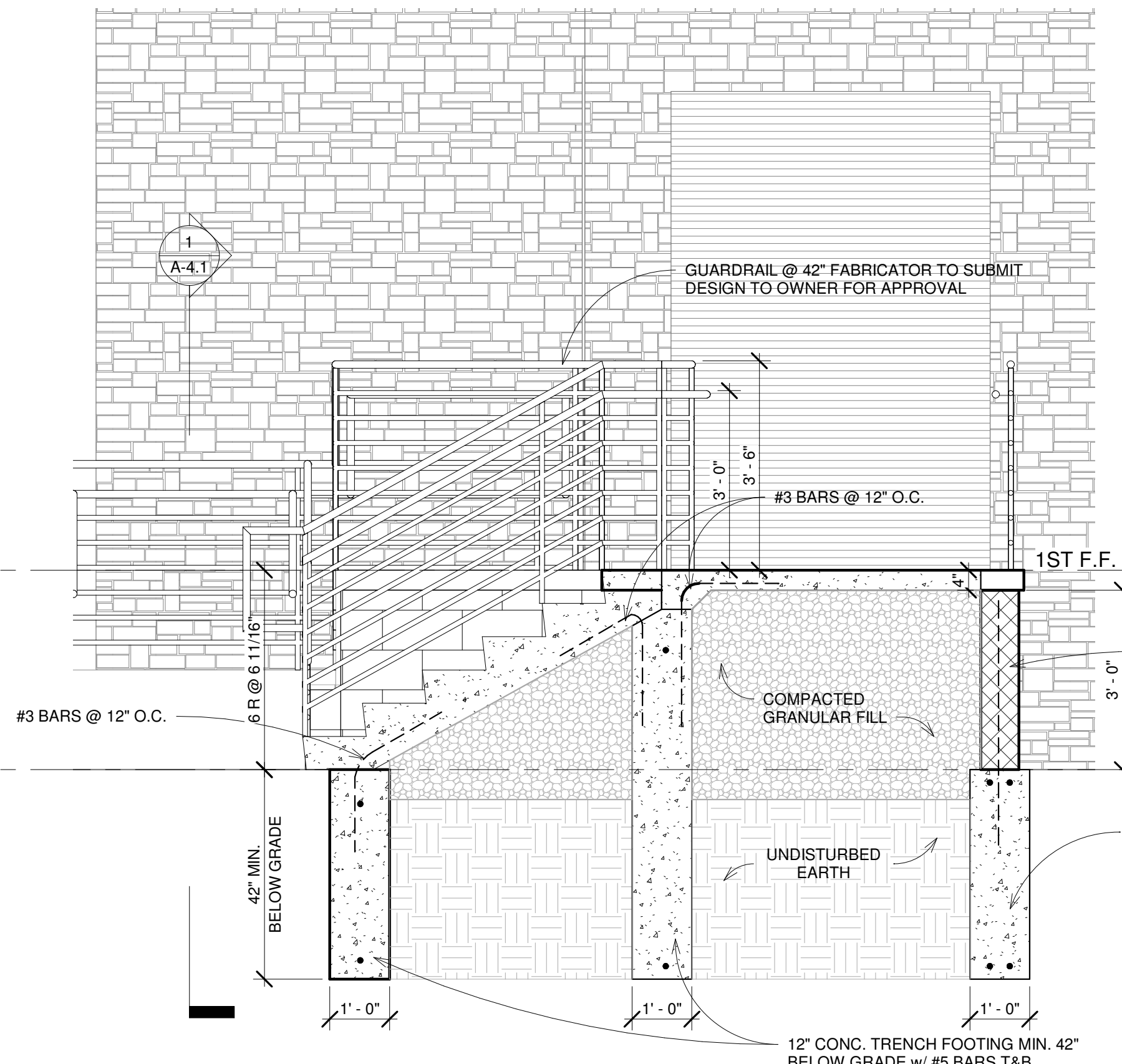
SHEET NUMBER
A-4.1



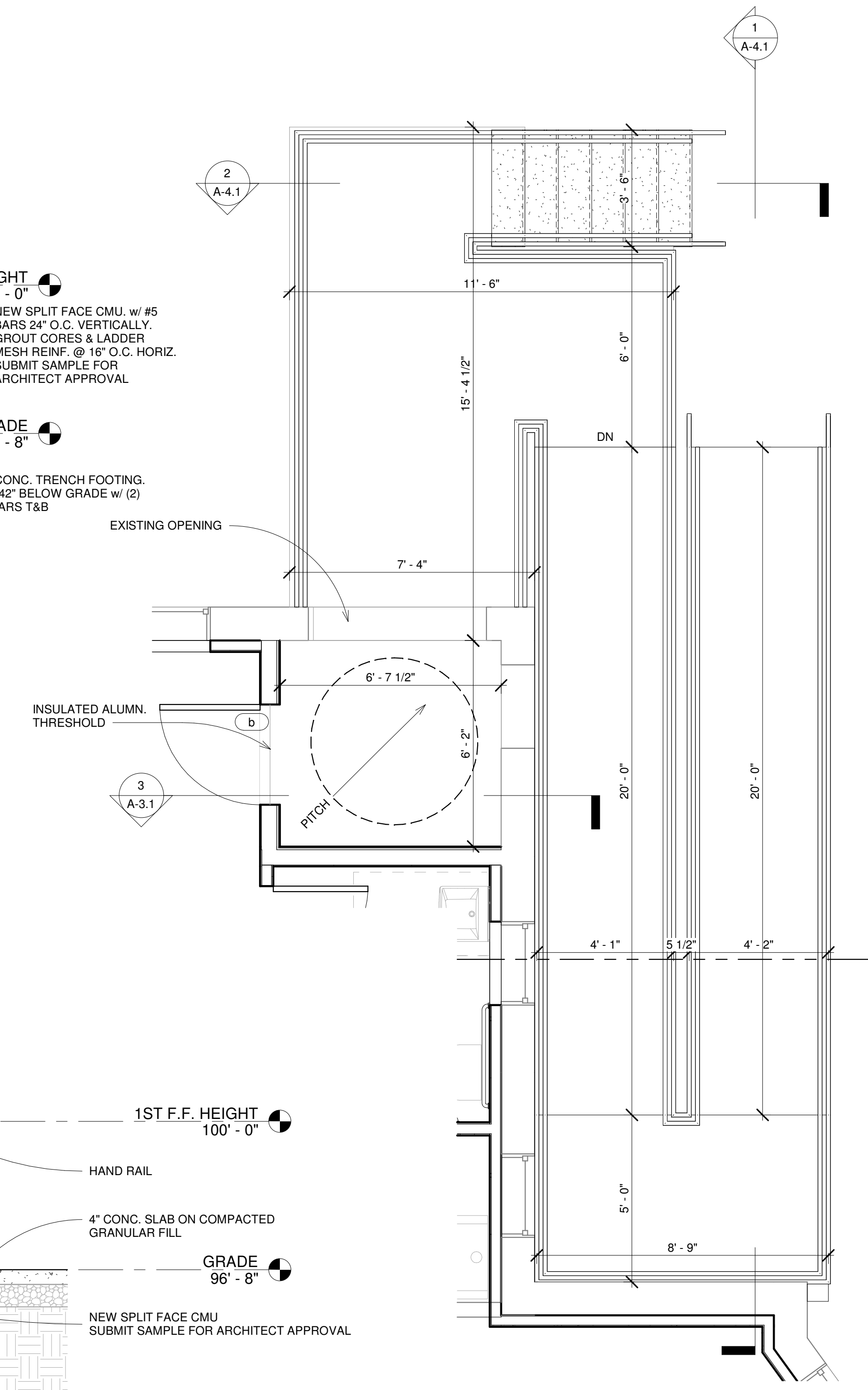
4 TYP. CONC. RISER/TREAD DETAIL
 SCALE: 1 1/2" = 1'-0"



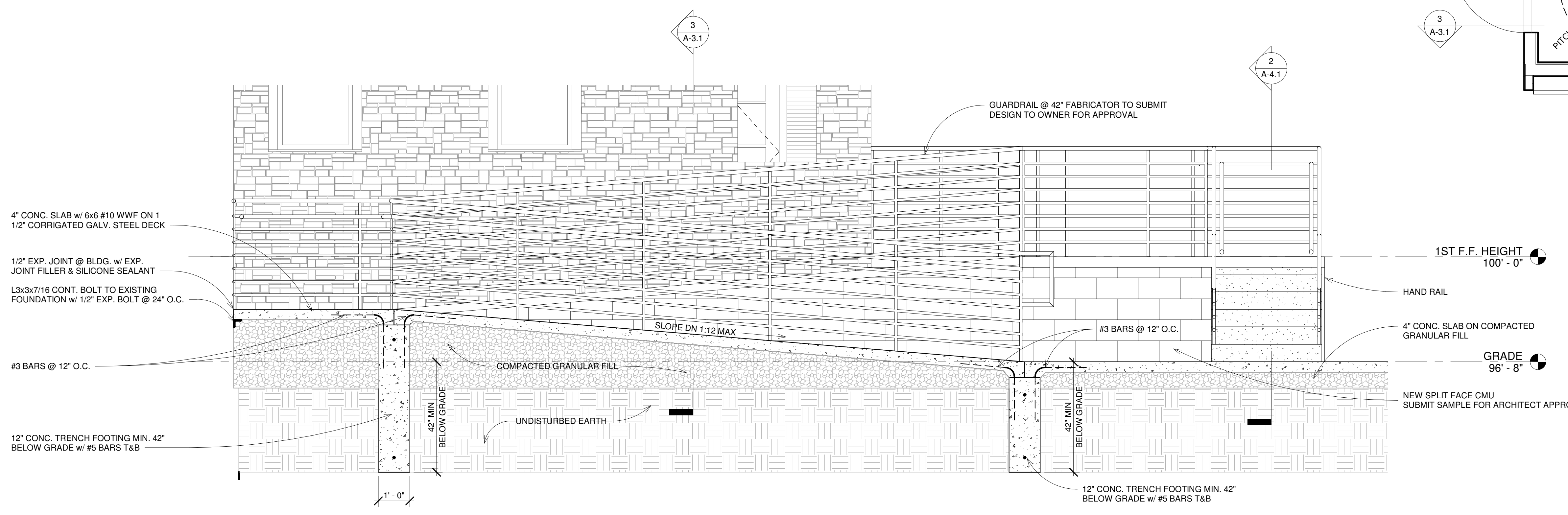
3 SECTION @ SIDE ENTRY STAIR
 SCALE: 1/2" = 1'-0"



2 SECTION @ REAR STAIR
 SCALE: 1/2" = 1'-0"



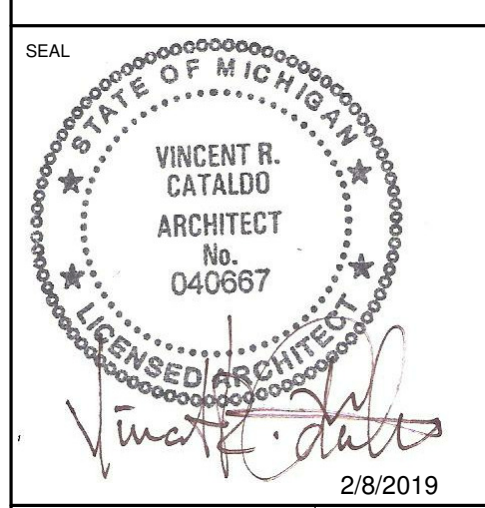
5 ENLARGED PLAN- REAR ENTRY & RAMP
 SCALE: 3/8" = 1'-0"



1 SECTION @ RAMP
 SCALE: 1/2" = 1'-0"

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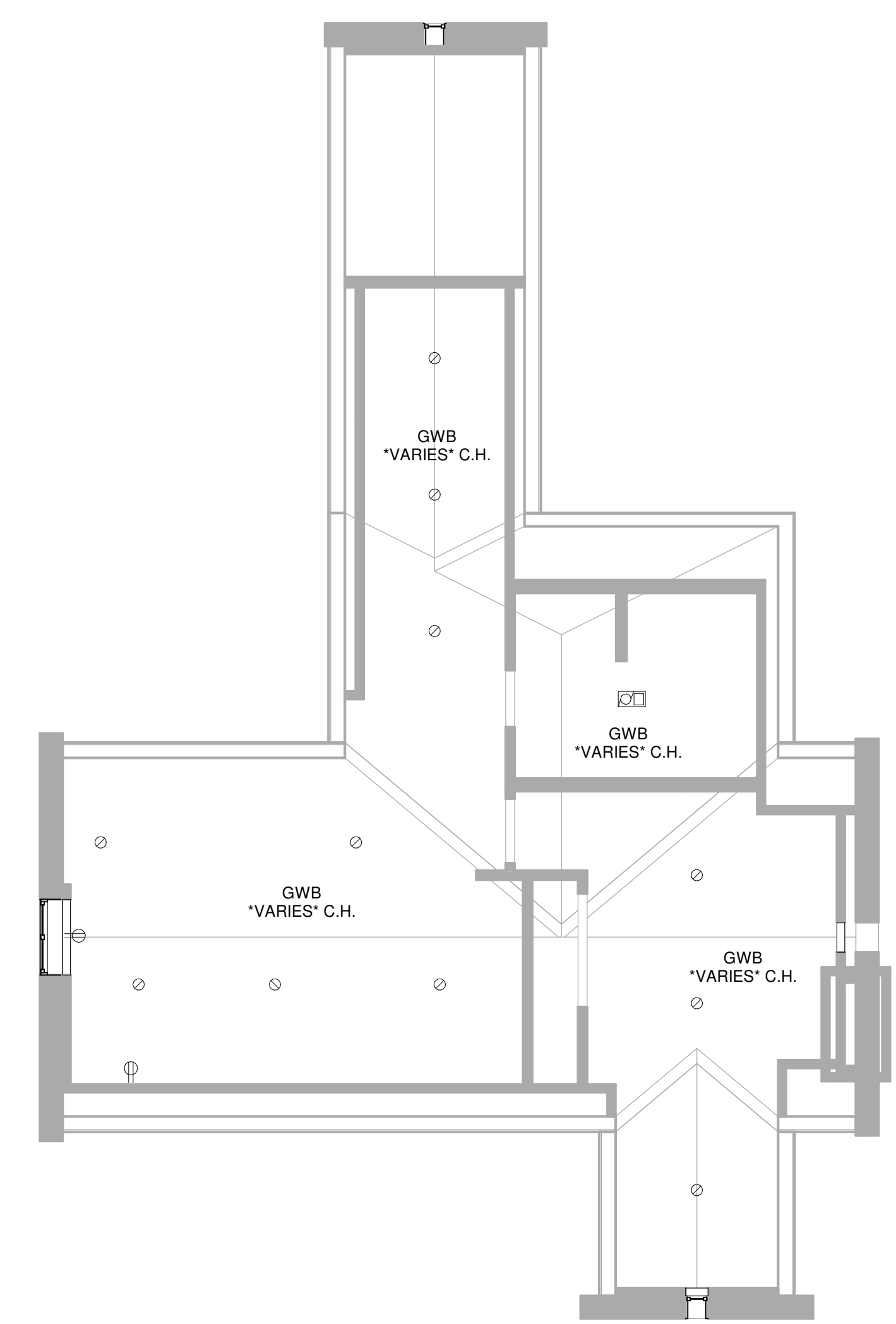
Revision Schedule		
#	Description	Date
1	PERMIT SET	2/8/2019



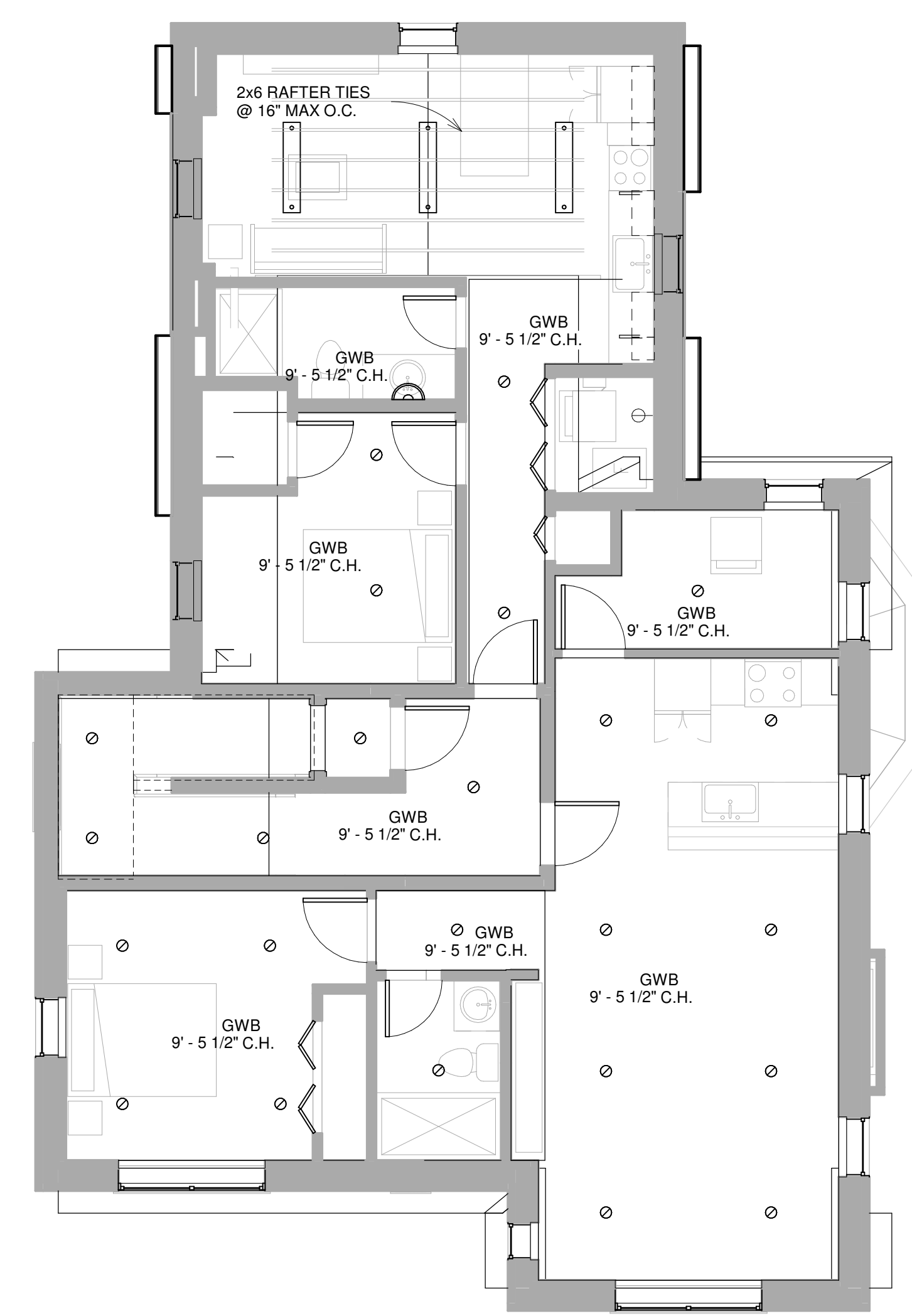
3040 E. GRAND BLVD. RENOVATION
 3040 E. GRAND BLVD.
 DETROIT, MI 48202
D-Town Grand LLC.
 SHEET TITLE
REFLECTED CEILING PLANS

SHEET NUMBER
A-8.0

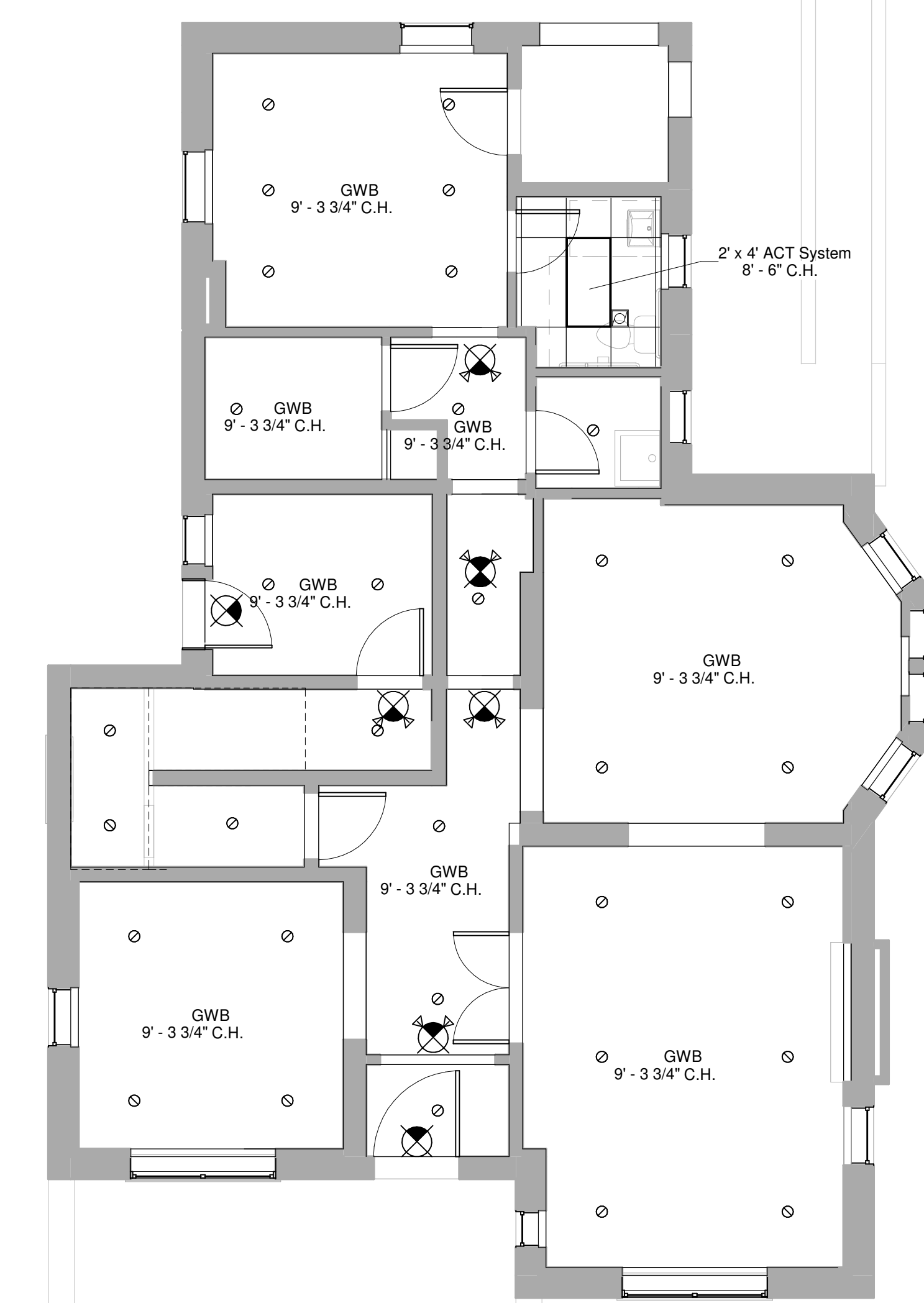
- Duplex Outlet (12" AFF, 42" AFF @ Counters)
- 220V Outlet
- Ground Fault Interrupted Outlet
- Water Proof Outlet
- Ceiling Outlet
- Floor Outlet
- Telephone
- Cable / Television
- Switch
- 3-Way Switch
- 4-Way Switch
- Pendant Light fixture
- Wall Sconce (66" A.F.F.)
- Recessed Can Lighting
- Flood Light
- Ceiling Fan
- Smoke Detector
- Exhaust Fan
- Exhaust Fan & Light Combination
- Track Lighting
- Emergency Exit Light & Backup Lighting
- Emergency Backup Lighting
- Electrical Panel



3 THIRD FLOOR REFLECTED CEILING PLAN
 SCALE: 3/16" = 1'-0"



2 SECOND FLOOR REFLECTED CEILING PLAN
 SCALE: 3/16" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
 SCALE: 3/16" = 1'-0"

REPORT



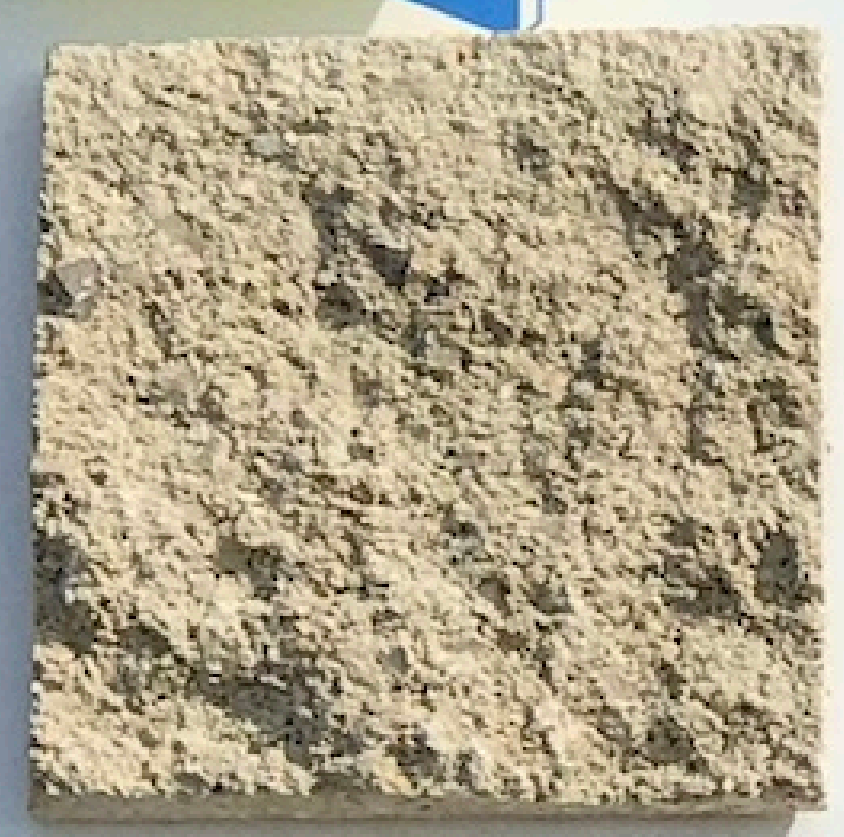
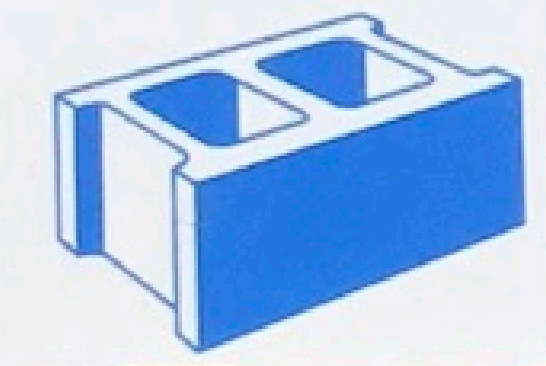
NATIONAL BLOCK & READY-MIX, INC.

Art. SUCIO for driveway

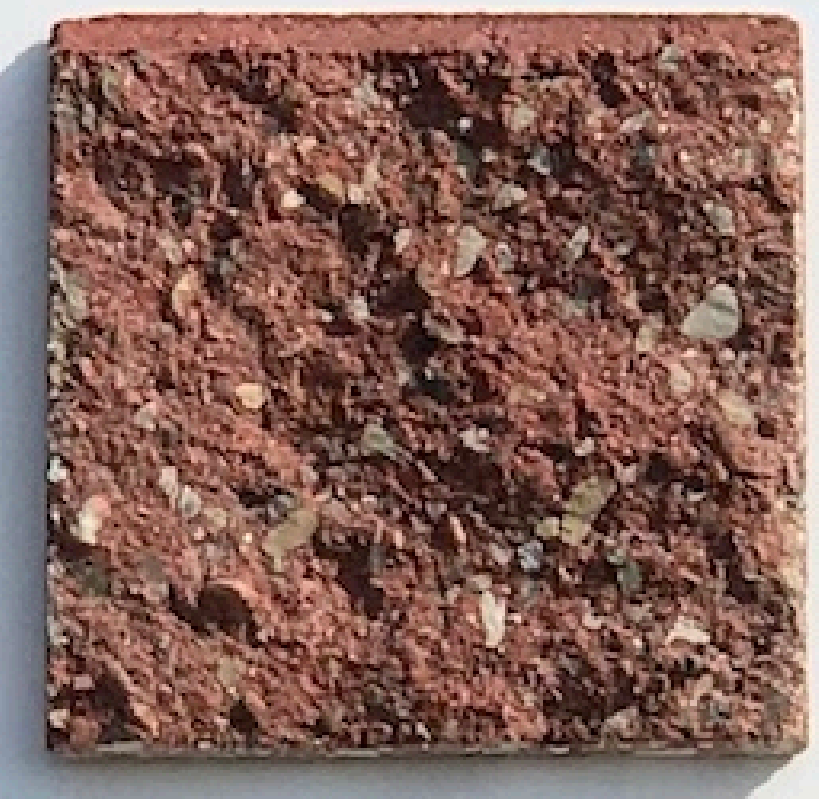
ROAD 48185

734-721-4056
734-721-2080 FAX

WWW.NATIONALBLOCK.COM



KHAKI



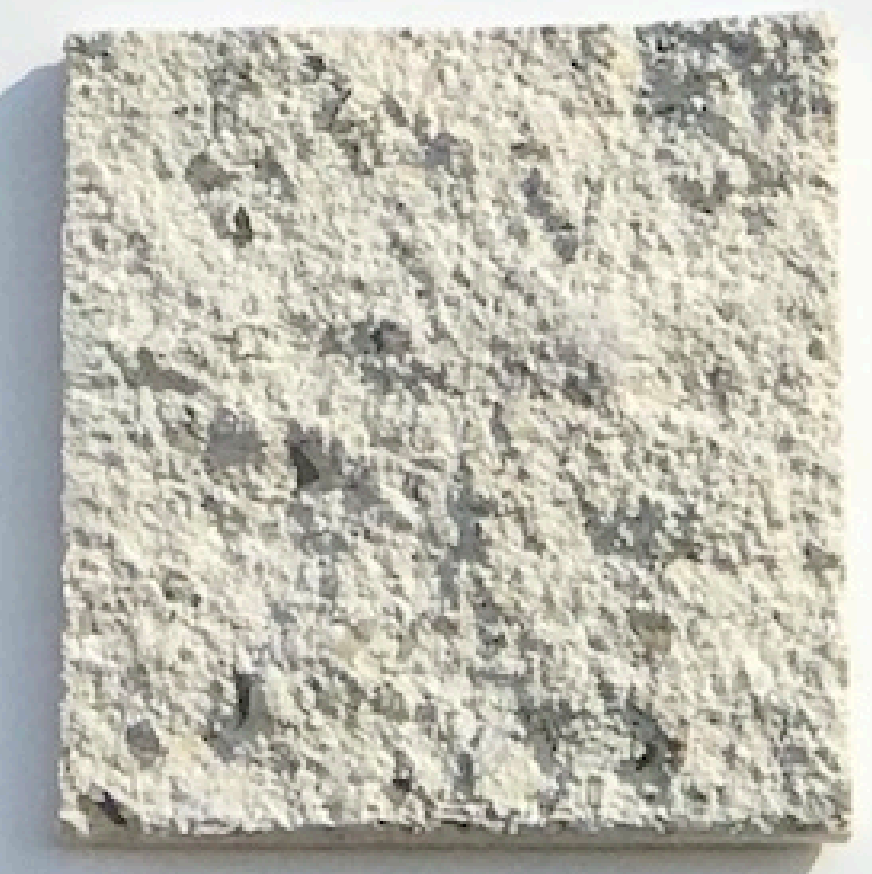
RED BARN



WOODBIDGE BROWN



SKY GREY / WHITE



WHITE



VANILLA / WHITE



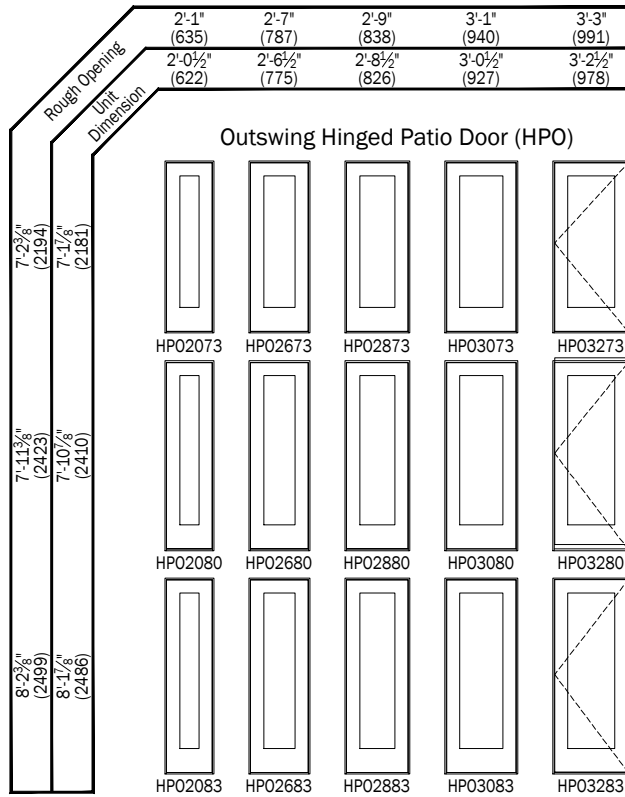
HILLSDALE



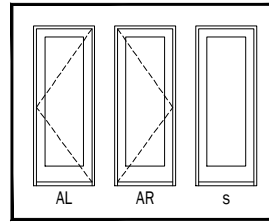
PAPRIKA



MUDPIE



Handing Options

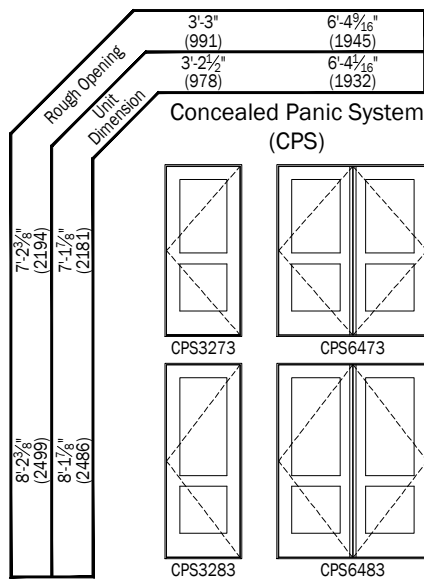
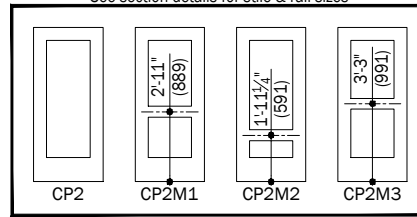


**OUTSWING COMMERCIAL
DOOR HP03073 W/ CP2
SINGLE LITE GLAZING PANEL**

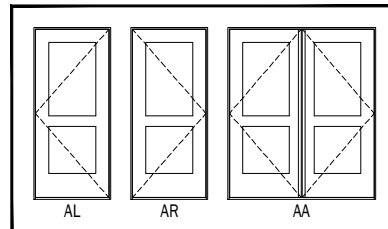
Panel Options

Mid-rail location shown

See section details for stile & rail sizes



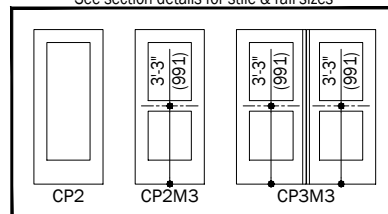
**Concealed Panic System
Handing Options**



Panel Options

Mid-rail location shown

See section details for stile & rail sizes



Notes:

"Unit Dimension" always refers to outside frame to frame dimension.

"Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

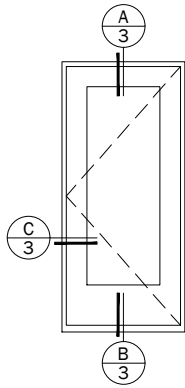
Dimensions in parentheses are in millimeters.

Date: 3/24/17

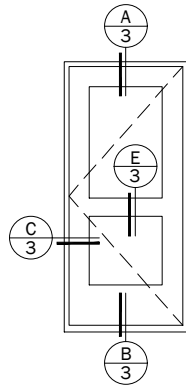
Scale: 1/8" (3) = 1' (305)

Single Door

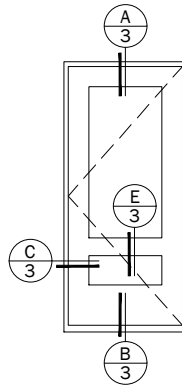
CP2
SINGLE
LITE



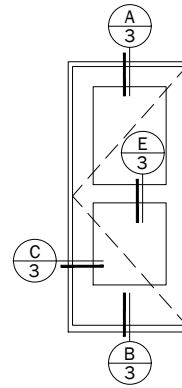
CP2



CP2M1

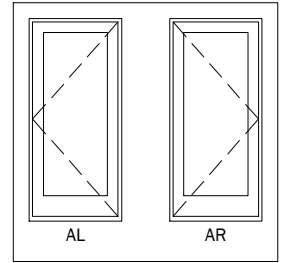


CP2M2

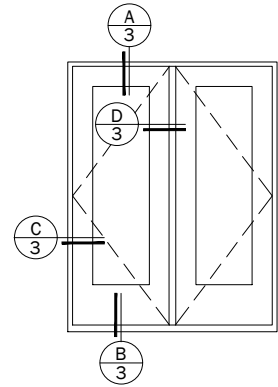


CP2M3

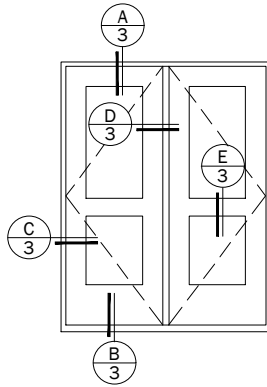
Handing Options



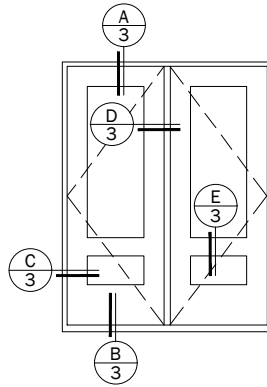
Double Door



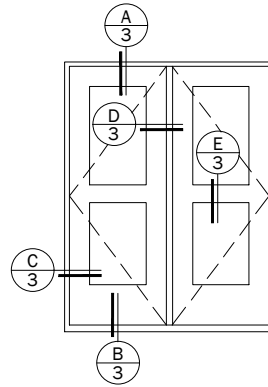
CP2



CP2M1

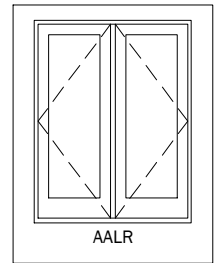


CP2M2

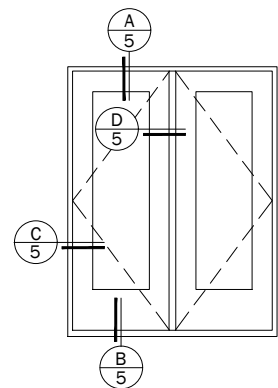


CP2M3

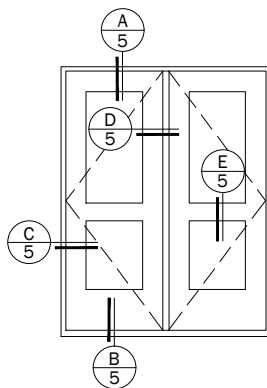
Handing Options



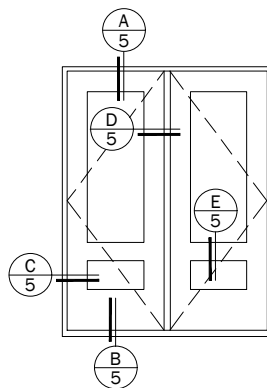
Concealed Panic System (CPS) Door



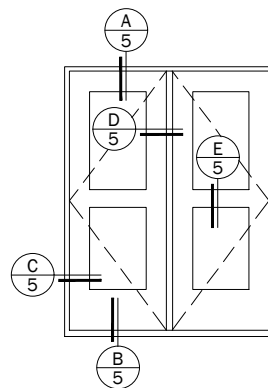
CP3



CP3M1

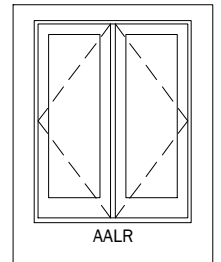


CP3M2



CP3M3

Handing



Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

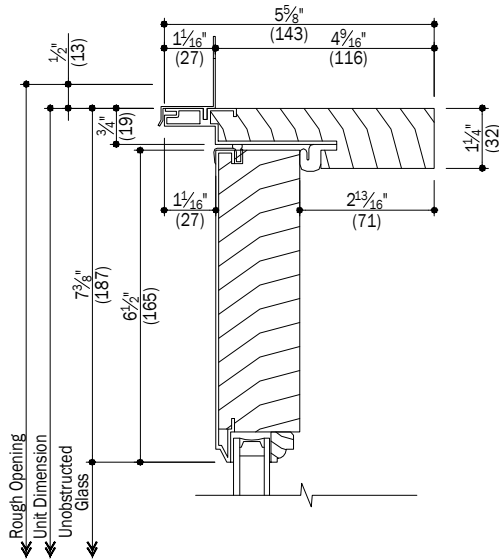
See Pages 6 Thru 13 for Options and Accessories

Date: 02/06/18
Scale: None

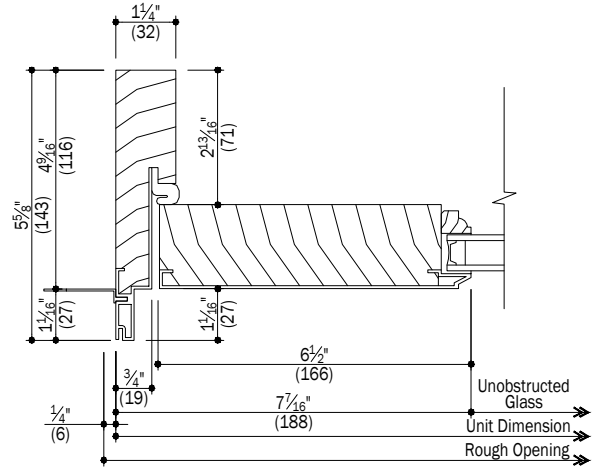
REPORT

E-Series

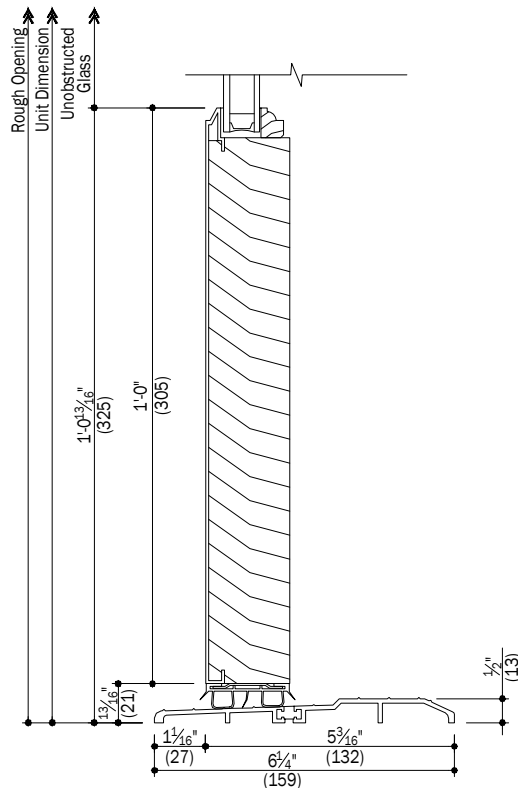
Commercial Doors



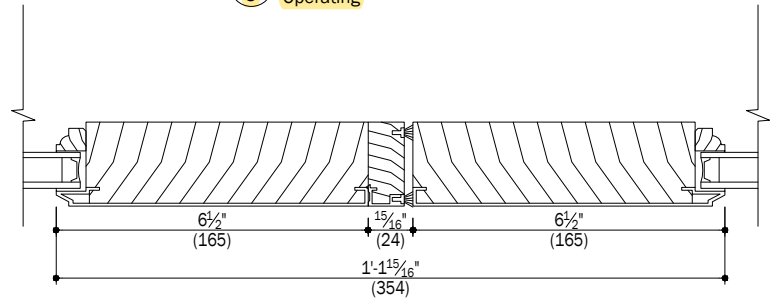
A Head
3 Operating



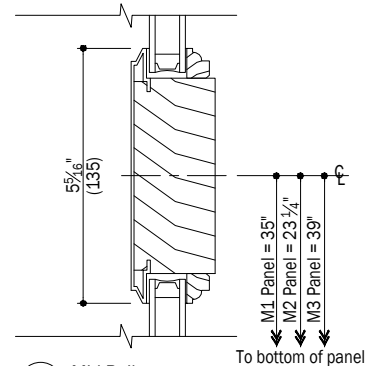
C Jamb
3 Operating



B ADA Sill
3 Operating



D Commercial Astragal
3



E Mid-Rail
3

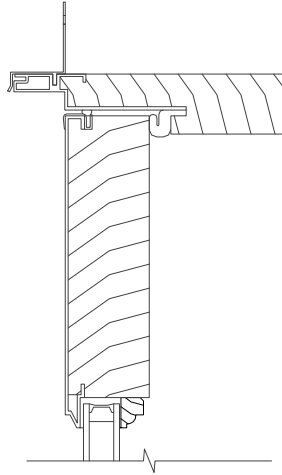
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Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

See Pages 6 Thru 13 for Options and Accessories

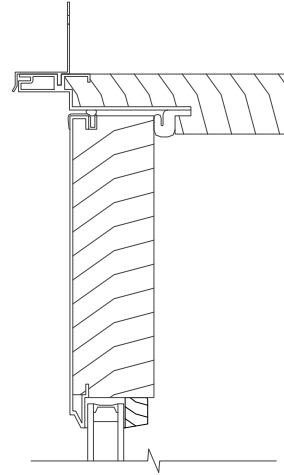
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Scale: 3" (76) = 1' (305)

Andersen Windows, Inc. reserves the right to change drawing specifications without notice



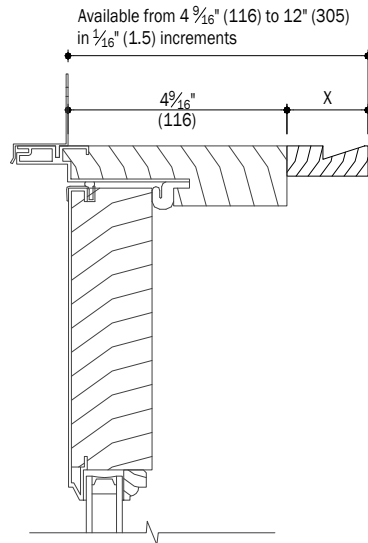
A
6

Colonial Glazing Stop



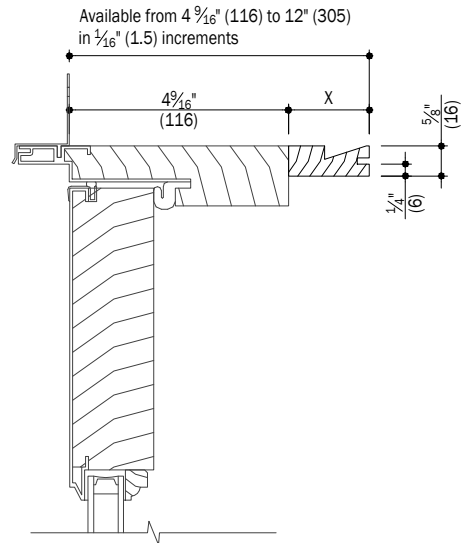
C
6

Contemporary Glazing Stop



B
6

Extension Jamb

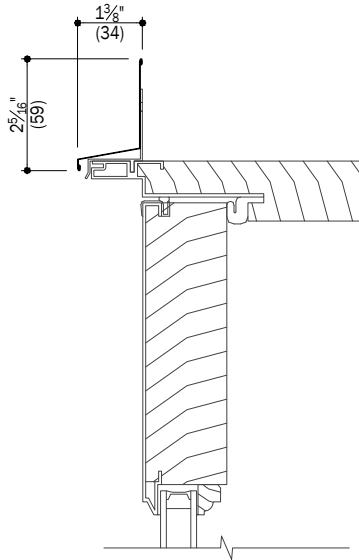


D
6

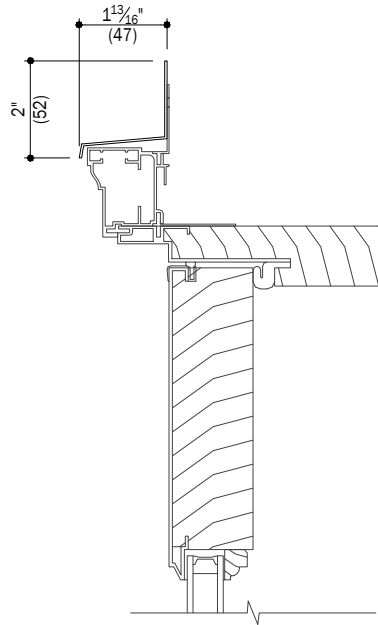
Extension Jamb with Kerf

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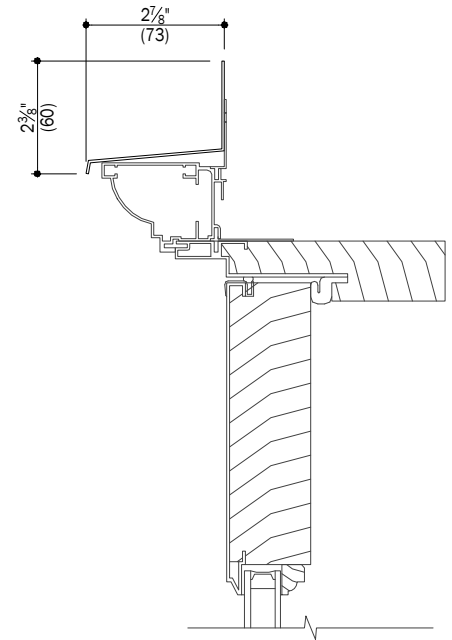
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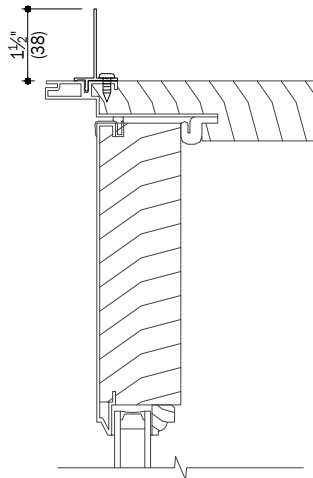
A
7 Roll Form Drip Cap



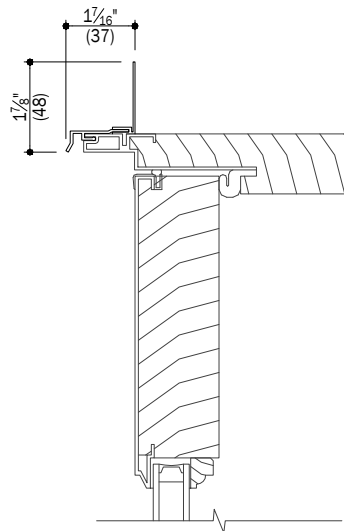
C
7 Brick Mould Drip Cap



E
7 Casing Drip Cap



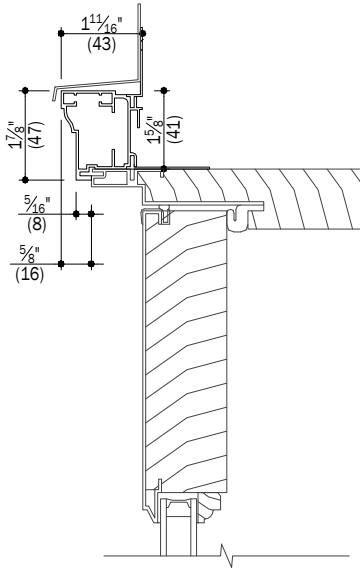
B
7 Aluminum Installation Flange



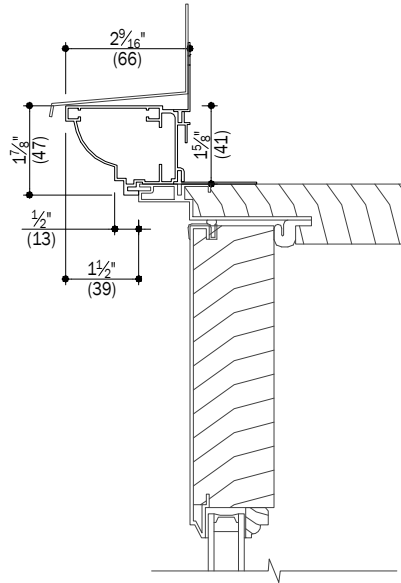
D
7 Extended Drip Cap

Notes:

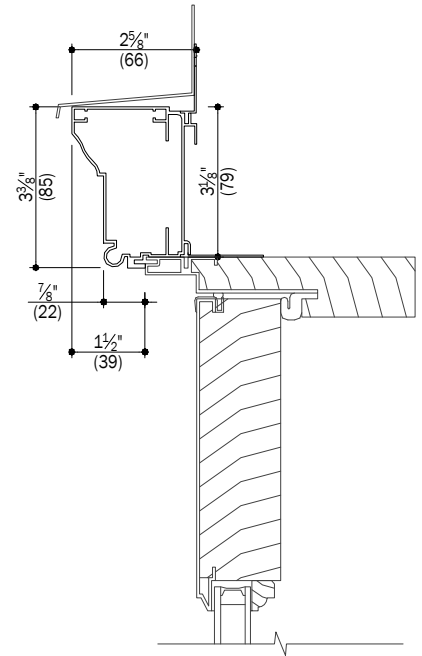
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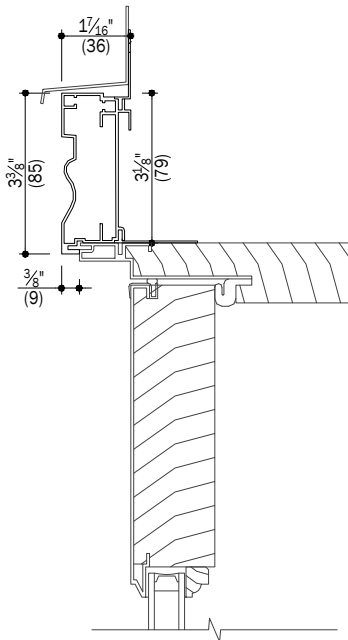
A
8 2" Brick Mould (A753)



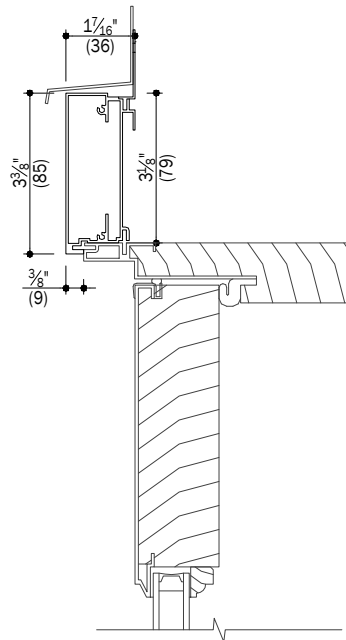
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8 2" Ovolo Brick Mould (A754)



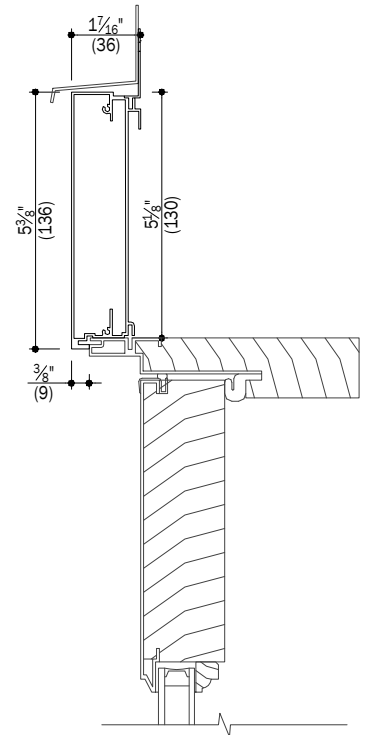
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8 3 1/2" Brick Mould (A755)



B
8 3 1/2" Backband & Bead Casing (A756)



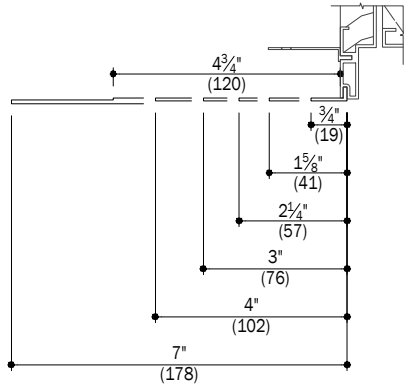
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8 3 1/2" Flat Casing (A75B)



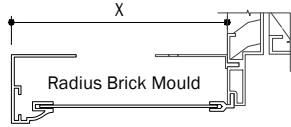
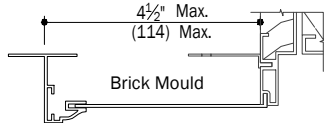
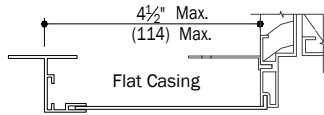
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8 5 1/2" Flat Casing (A758)

Notes:

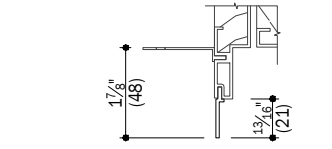
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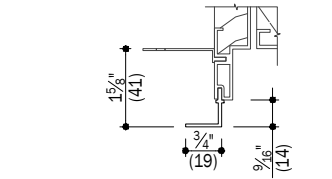
A
9 Frame Expanders
Sizes: 3/4", 1 5/8", 2 1/4", 3", 4", 7"



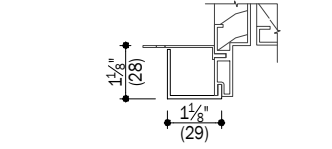
B
9 Expandable Exterior Casings



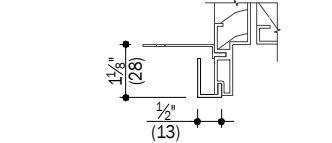
C
9 3/4" Frame Extender



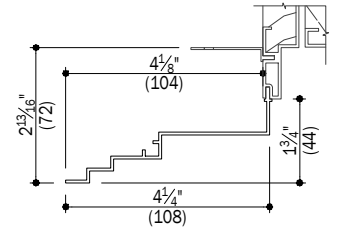
D
9 3/4" Frame Enclosure



E
9 90° Angle Closure



F
9 Expander Return



G
9 Historical Panning

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

REPORT

Masonry Cleaning Guidelines

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

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

Definitions

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

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

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

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sand

ground slag or volcanic ash

crushed walnut or almond shells

rice husks

ground corncobs

ground coconut shells

crushed eggshells

silica flour

synthetic particles

glass beads

micro balloons baking soda

The use of water under high pressure can also be an abrasive material under certain circumstances.

The following are some examples of tools and equipment which are abrasive to masonry surfaces:

wire brushes

rotary wheels

power sanding disks

rotary or belt sanders

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Purpose

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

Building Permit Applications

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

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

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

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

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

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

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

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

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

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

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

Guidelines

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

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

B. Chemical cleaning is permissible provided:

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

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

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

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

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

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

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

Recommended Techniques

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A. Abrasive cleaning will not be permitted for use on exterior masonry,

B. With the exception of certain detergents, chemical cleaning is not recommended for most stone and stucco surfaces. Some stone tends to be stained by chemical cleaners, while the fragile nature of stucco restricts the use of chemical cleaners to only those areas that are in good condition and not showing signs of deterioration. A water rinse is required whenever a chemical cleaner is to be used.

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C. Stucco or stone surfaces are best cleaned by use of a mild detergent and a low pressure water rinse, or with the use of plain water applied at low pressure. This method can also be used on most masonry surfaces where harsher methods of masonry cleaning could cause damage to the masonry.

D. Where approved masonry cleaning techniques do not achieve the desired results on painted stucco, repainting is recommended.

E. High temperature water or steam cleaning can usually be used successfully on all masonry surfaces. Appropriate repairs should be made, where needed, on the masonry surface prior to employing this cleaning technique.

F. It is recommended that the required test patch be allowed to weather through a complete cycle of seasons (one year) in order to determine the long range effects of a cleaning technique.

F. Proper safety precautions should always be taken to protect equipment operators, surrounding building materials, surrounding landscape materials and the general public from the hazards inherent to the specific cleaning technique being used.

H. Paint stripping from masonry surfaces that were either painted originally, or early in the building's history, should not occur unless *removing damaged or deteriorated paint to the next sound layer* in preparation for repainting. Painting of masonry buildings was usually done to conform to the style influences of the period, or to assist in weather-proofing and protecting a poor quality masonry material. Either or both of these reasons is adequate cause to not permanently remove paint from the surface of a building.

I. A poultice can be used for spot stain removal. Made of a chemical specific for the type of stain or water and a binder such as fuller's earth or sawdust, a poultice is applied directly to the area. The stain is drawn into the poultice as it dries and pulls away from the wall.

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For further Information:

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

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

"Keeping it Clean" by Anne E. Grimmer, U.S. Department of the Interior. PRG Inc. Box 1768

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